

WHEN RECORDED MAIL TO:  
 Richard A. Learned and Lenna Learned  
 2082 Pinecrest Lane  
 Sandy, UT 84092

## WARRANTY DEED

Stanford E. Carson and Donna L. Carson, grantors, of Tabiona, UT 84072 hereby CONVEYS AND WARRANTS to: Richard A. Learned and Lenna Learned, husband and wife, as joint tenants with full rights of survivorship, grantees, of Sandy, UT 84092, for the sum of, Ten and No/100 DOLLARS and other good and valuable consideration, the following described tract of land in Duchesne County, State of Utah:

E 322404 B A0283 P 487  
 DATE 12-SEP-1997 13:51PM FEE 13.00  
 CAROLYN B. MADSEN, RECORDER  
 FILED BY CLJ  
 FOR ADVANCED TITLE  
 DUCHESNE COUNTY CORPORATION

SEE EXHIBIT "A"

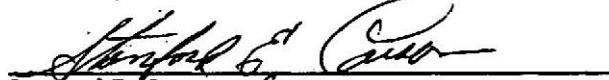
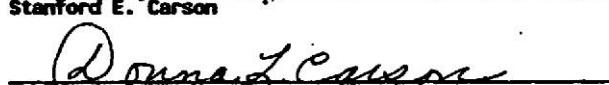
Including an underground water well, water right number 43-104060.

Together with all improvements, appurtenances, and easements thereunto belonging.

SUBJECT TO: Easements, restrictions, reservations of record, or enforceable in law and equity and property taxes for the year 1997 and thereafter.

EXCEPTING THEREFROM all oil, gas and/or other minerals in, on or under said land.

WITNESS, the hand of said grantors, this 5 day of September, 1997.

  
 Stanford E. Carson  
  
 Donna L. Carson

STATE OF Utah }  
 COUNTY OF Duchesne } ss.

EXHIBIT "A"

**TOWNSHIP 3 SOUTH, RANGE 7 WEST, UNTAH SPECIAL BASE AND MERIDIAN.**

SECTION 34: Being part of the Northeast quarter, U.S. Survey, and described as follows: Beginning at a point on the Southerly right of way of U.S. Highway No. 40 (Highway Project No. F-015-2), said point being South 89 degrees 20' West 440 feet, more or less, and South 1 degree 35' West 811 feet, more or less, from the Northeast corner of said Section 34; thence South 1 degrees 35' West 549 feet, more or less; thence North 88 degrees 25' West 424.67 feet; thence South 1 degree 35' West 579 feet to the Northerly right of way line of Old Highway 40; thence in a Westerly direction with a curve to the right having a radius of 1382.69 feet, a distance of 509 feet, more or less, to the West line of the East half of the Northeast quarter of said Section 34; thence North 1 degrees 35' West 1026 feet, more or less, to the Southerly right of way line of U.S. Highway 40, expressway Project No. F-015-2; thence Easterly with said right of way along the arc of a curve to the left, having a radius of 11709.17 feet, a distance of 888 feet, more or less, to the point of beginning.

Being part of the Northeast quarter of said Section 34, Township 3 South, Range 7 West, Uintah Special Base and Meridian, U.S. Survey, and described as follows: Beginning at a point which is South 89 degrees 20' West 440 feet, more or less, and South 1 degree 35' West 1360 feet, more or less, from the Northeast corner of Section 34; thence South 1 degree 35' West 628.72 feet to a point on the Northerly right of way line of Old Highway No. 40; thence Westerly with the arc of a curve to the right having a radius of 1382.69 feet, a distance of 429 feet, more or less; thence North 1 degree 35' East 579 feet; thence South 88 degrees 25' East 424.67 feet, to the point of beginning.

E 322404 R A0283 P 488