

1291

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
DATE 12-SEP-1997 13:51PM FEE
CAROLYNE B. MADSEN, RECORDER
FILED BY CLJ
FOR ADVANCED TITLE
DUCHESE COUNTY CORPORATION

487
13.00

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, UTAH 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, Utah 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 B A0283 P 488