

**SPECIAL WARRANTY DEED**

CIRCLE FOUR REALTY, a North Carolina general partnership authorized to do business in the State of Utah, GRANTOR, hereby CONVEYS AND WARRANTS against all claiming by through or under Circle Four Realty to DEAN S. CARTER and DONA I. CARTER, as joint tenants with full right of survivorship, of P.O. Box 245, Minersville, UT 84752, GRANTEE, for the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration the following described real property situated in the County of Iron, State of Utah:

PARCEL 1: The West half of Section 18 and the North 1500.64 feet of the Northwest quarter of Section 19, Township 31 South, Range 13 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM that portion lying within the boundaries of the County road right-of-way.

PARCEL 2: All of Sections 12, 13, 24 and the Northeast quarter of Section 11, Township 31 South, Range 14 West, Salt Lake Base & Meridian.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM that portion lying within the boundaries of the County road right-of-way.

TOGETHER WITH an easement for access to Parcels 1 and 2 along and within the area of an existing county-maintained road located along the East section line of Section 6 and the East and South section lines of Section 7 and North line of Section 18, Township 31 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 3: Beginning at the West quarter corner of Section 4, Township 31 South, Range 13 West, Salt Lake Base & Meridian and running thence South 89°57'49" East along the quarter section line 660 feet; thence North 00°07'45" West 660 feet; thence North 89°57'49" West 660 feet; thence South 00°07'45"

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DIXIE B MATHESON - IRON COUNTY RECORDER  
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REQUEST: SECURITY TITLE COMPANY/BEAVER C

EXCEPTING THEREFROM all coal, oil, gas and/or other

nearest public roadway. and for ingress and egress to the described parcel from the parcel for access by livestock, other than swine, and for lands for the benefit of the described parcel for beginning and an easement over Grantor's adjacent along the section line 660 feet to the point of to the section line; thence South 00°04'42" East West 660 feet; thence North 89°55'18" East 660 feet; thence North 00°04'42" East 89°55'18" West 660 feet; thence North 00°04'42" Salt Lake Base & Meridian and running thence South of Section 18, Township 31 South, Range 13 West, section line 1283 feet from the East quarter corner Beginning at a point North 00°04'42" West along the

PARCEL 5:

EXCEPTING THEREFROM that portion lying within the boundaries of the County road right-of-way.

exploring and/or removing the same. the right of ingress and egress for the purpose of minerals in, on or under said land, together with EXCEPTING THEREFROM all coal, oil, gas and/or other

described parcel from the nearest public roadway. than swine, and for ingress and egress to the described parcel for access by livestock, other Grantor's adjacent lands for the benefit of the to the point of beginning and an easement over East 660 feet; thence South 89°01'43" East 293 feet 00°01'43" West 660 feet; thence North 89°58'17" thence South 89°58'17" West 660 feet; thence North running thence South 00°01'43" East 367 feet; Range 13 West, Salt Lake Base & Meridian and quarter corner of Section 6, Township 31 South, quarter section line 983.0 feet from the East Beginning at a point South 89°58'17" West along the

PARCEL 4:

EXCEPTING THEREFROM that portion lying within the boundaries of the County road right-of-way.

exploring and/or removing the same. minerals in, on or under said land, together with the right of ingress and egress for the purpose of EXCEPTING THEREFROM all coal, oil, gas and/or other

from the nearest public roadway. and for ingress and egress to the described parcel parcel for access by livestock, other than swine, adjacent lands for the benefit of the described of beginning and an easement over Grantor's East along the section line 660 feet to the point

minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM that portion lying within the boundaries of the County road right-of-way.

**AFFECTS ALL PARCELS:**

SUBJECT TO A RESTRICTIVE COVENANT FOR THE BENEFIT OF AND RUNNING WITH ALL OF GRANTOR'S LANDS LOCATED IN IRON COUNTY AND BEAVER COUNTY FOR THE BENEFIT OF GRANTOR AND ITS SUCCESSORS AND ASSIGNS; NAMELY, THAT GRANTEES AND THEIR SUCCESSORS, HEIRS AND ASSIGNS SHALL NOT BRING OR PERMIT SWINE OR ANY AGENT BEARING DISEASE HARMFUL TO SWINE UPON ANY OF THE ABOVE DESCRIBED LANDS.

**WATER RIGHTS:**

The above lands are conveyed together with the right to divert and make beneficial use of water as represented by the following Water Right Numbers on file in the office of the Utah State Engineer:

The irrigation and stockwatering portions of the following rights:

71-480  
71-481  
71-485  
71-1846  
71-1847  
71-1848

SPECIFICALLY RESERVING TO GRANTOR the domestic use portion of the foregoing rights.

TOGETHER WITH the following water rights:

71-529  
71-2291

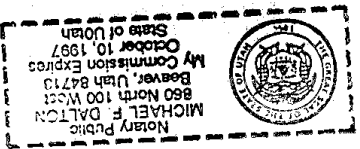
TOGETHER WITH the irrigation portion of 71-2630, specifically reserving to Grantor the stockwatering portion of 71-2630.

ALL OTHER WATER RIGHTS APPURTENANT TO THE DESCRIBED LANDS ARE HEREBY EXPRESSLY RESERVED TO GRANTOR.

IN WITNESS WHEREOF, Grantor caused this Special Warranty Deed to be executed in its name by its authorized agent on this

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*[Signature]*  
Notary Public



On the 28<sup>th</sup> day of December, 1995, personally appeared before me ROBERT G. ADAMS, who, being by me duly sworn, did say, that he, the said ROBERT G. ADAMS is the authorized agent of Smithfield of Utah, Inc., and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors and the said ROBERT G. ADAMS duly acknowledged to me that said corporation executed the same as a partner of Circle Four Realty, a partnership.

STATE OF UTAH )  
COUNTY OF BEAVER )  
: ss.  
)

SMITHFIELD OF UTAH, INC., as a  
general partner of Circle Four  
Realty, a partnership  
By: *[Signature]*  
ROBERT G. ADAMS  
Authorized Agent

CIRCLE FOUR:

28<sup>th</sup> day of December, 1995.