

WHEN RECORDED, MAIL TO:

Cornelius L. & Melissa Van Blankenstein

2453 Oakleaf Canyon Road

Walnut California 91789

Space Above for Recorder's Use

SPECIAL WARRANTY DEED

[CORPORATE FORM]

Covington Capital Corporation, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

Cornelius L. and Melissa Van Blankenstein

of Walnut, California

the following described tract of land in State of Utah:

grantees
for the sum of
TEN DOLLARS
Washington County,

ALL of Lot 87, BLACKRIDGE RANCHES SUBDIVISION, PHASE 2, according to the Official Plat thereof, recorded in the Office of the County Recorder of said County.

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.

SUBJECT TO easements, covenants, conditions, restrictions, rights of way, and reservations appearing of record, and subsequent years taxes.

EXCLUDING THEREFROM all water and/or water rights.

TOGETHER WITH One Share of Stock of the Mountain Springs Water Company.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this *11th* day of *January*, A. D. *1993*

Attest:

Secretary.

By _____
Covington Capital corporation

Jerald Hunsaker, President.

[CORPORATE SEAL]

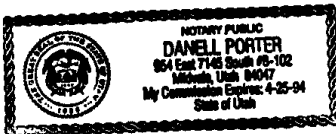
STATE OF UTAH,

County of *Salt Lake*

On the *11th* day of *January*, 1993, A. D.

personally appeared before me *Jerald Hunsaker* and who being by me duly sworn did say, each for himself, that he, the said *Jerald Hunsaker* is the *president*, ~~and~~ of *Covington Capital Corporation*, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said *Jerald Hunsaker* ~~and~~ duly acknowledged to me that said corporation executed the same ~~and~~

Danell Porter
Notary Public.



00425683 Bk0706 Pg0726

RUSSELL SHIRTS * WASHINGTON CO RECORDER
1993 FEB 05 09:49 AM FEE \$7.00 BY CB
FDR: DANIEL W HUNTER & ASSOCIATES