

WHEN RECORDED, MAIL TO:

K.C. JENSEN

P. O. Box 97

Morgan, Utah 84050

Entry No. 44738

Indexed ✓

Abstracted ✓

Reg. Fee 25.00

STATE OF UTAH )  
COUNTY OF CARBON ) ss  
FILED AND RECORDED FOR

Professional Title Ser

MAY 3 10 38 AM '94

Space Above for Recorder's Use: RECORDS

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ARNO PERREN  
COUNTY RECORDER

# Special Warranty Deed

(Corporate Form)

BRIGHAM YOUNG UNIVERSITY, a non-profit

~~XX~~ corporation

organized and existing under the laws of the State of Utah, with its principal office at Provo, of County of Utah, State of Utah,

grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to K.C. JENSEN and TONDA HAMPTON, as Joint Tenants

of Morgan, Utah

grantee  
for the sum of  
~~XXXXXXXXXX~~  
County,

TEN DOLLARS and other good and valuable consideration the following described tract of land in CARBON State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

RECORDED AT THE REQUEST OF  
PROFESSIONAL TITLE SERVICES

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 26<sup>th</sup> day of April, A.D. 19 94.

Attest:

(Corporate Seal)

STATE OF UTAH )  
COUNTY OF UTAH )

On the 26<sup>th</sup> day of April, 1994, A.D., personally appeared before me Dee F. Andersen ~~XXXX~~

who being by me duly sworn, did say, each for himself, that he, the said Dee F. Andersen is the ~~Administrative Vice President~~ ~~XXXXXXXXXXXX~~

of BRIGHAM YOUNG UNIVERSITY, a non-profit 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 Dee F. Andersen ~~XXXX~~

each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation

TAMERA S. GUSTIN  
NOTARY PUBLIC - STATE OF UTAH  
COPY U  
A 350 ASB  
PROVO UTAH 84602  
My Commission Expires 7-28-97

*Tamera S. Gustin*  
Notary Public

Residing at: Provo, Utah, Utah

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## EXHIBIT "A"

THE SURFACE RIGHTS ONLY in and to the following described tracts of land;

TOWNSHIP 13 SOUTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN

- SECTION 1: The Southwest Quarter of the Southwest Quarter.
- SECTION 2: The Southeast Quarter of the Southeast Quarter.
- SECTION 11: The Northeast Quarter of the Northeast Quarter.
- SECTION 12: The South One-Half of the South One-Half; the Northwest Quarter of the Northwest Quarter; the Northeast Quarter of Southeast Quarter; the North 261 feet of the Northeast Quarter of the Northwest Quarter; the North 261 feet of the Northwest Quarter of the Northeast Quarter.

ALSO, Beginning at a point South 4°11' East 261 feet from the Northeast Corner of the Northwest Quarter and running thence South 89°32' West 1290 feet to West Line of the Northeast Quarter of the Northwest Quarter; thence South 3°56' East 100 feet; thence North 89°32' East 1290 feet; thence North 4°11' West 100 feet to point of beginning.

ALSO, the North 990 feet of the Southeast Quarter of the Northeast Quarter

That part of the Northeast Quarter of the Northeast Quarter lying South of the county road.

TOWNSHIP 13 SOUTH, RANGE 9 EAST, SALT LAKE BASE AND MERIDIAN

- SECTION 7: The Southwest Quarter of the Northwest Quarter, Less the following:

BEGINNING at a point 460 feet East of the Southwest Corner and running thence North 78° East 268.4 feet; thence North 12° West 278 feet; thence South 85° West 95 feet, thence South to a point 115.2 feet North of South line, thence South 78° West 127.5 feet, thence South 12° East 90 feet to beginning.

ALSO, LESS the land described in those certain Quit Claim Deeds recorded in the office of the County Recorder of Carbon County, Utah, in Book 15 at Pages 627-638.

The North 6.5 acres of the Northeast Quarter of the Southwest Quarter.

TOGETHER WITH all water rights appurtenant to, or in use upon, said lands.

TOGETHER WITH all rights regarding access to these and adjoining lands.

GRANTOR warrants that it has not promised, sold or granted to any other parties any rights of access across these lands or any adjoining lands.

GRANTOR warrants that it will hold Grantees harmless from any pending or previous environmental or legal claim that existed regarding said lands prior to the execution of this deed.