

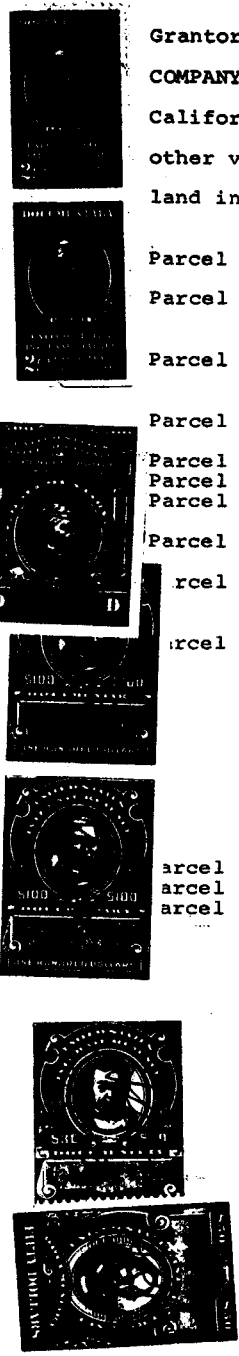
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1945 DEC 30 PM 3 4J

WARRANTY DEED *1450*

RUTH LAMES OLSEN
WEBER COUNTY RECORDER
Ruth Lames Olsen

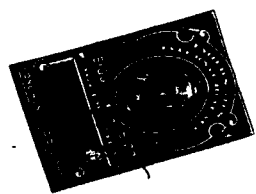
BASIN LAND AND LIVESTOCK COMPANY, a Utah corporation,

Grantor, hereby CONVEYS AND WARRANTS to SOUTHERN PACIFIC LAND COMPANY, a corporation with its main office in San Francisco, California, Grantee, for the sum of TEN (\$10.00) DOLLARS and other valuable consideration, the following described tract of land in Weber County, State of Utah:



- Parcel 1: The North Half of the Southwest Quarter of Section 4, Township 6 North, Range 3 West
- Parcel 2: The South Half, South Half of North Half, and Lots 1, 2, 3 and 4, Section 5, Township 6 North, Range 3 West
- Parcel 3: The Southeast Quarter, South Half of Northeast Quarter, Southeast Quarter of Southwest Quarter and Lot 6, Section 6, Township 6 North, Range 3 West
- Parcel 4: The East Half; the East Half of the West Half and Lots 1, 2, 3 and 4, Section 7, Township 6 North, Range 3 West
- Parcel 5: All of Section 8, Township 6 North, Range 3 West
- Parcel 6: All of Section 9, Township 6 North, Range 3 West
- Parcel 7: The South Half of Section 10, Township 6 North, Range 3 West
- Parcel 8: The South Half of Section 11, Township 6 North, Range 3 West
- Parcel 9: The North half of the Northeast Quarter, the Northwest Quarter and Northwest Quarter of Southwest Quarter of Section 14, Township 6 North, Range 3 West
- Parcel 10: The North Half of the North Half, and the Southeast Quarter of the Northeast Quarter; Southeast Quarter of Northwest Quarter; East Half of Southwest Quarter of Section 15, Township 6 North, Range 3 West: Excepting therefrom the following described property: Beginning at a point 40 feet North and 1048.67 feet East of the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 15, and running thence North 174.43 feet; thence East 250 feet to old fence, thence South 174.43 feet; thence West 250 feet to the point of beginning
- Parcel 11: All of Section 16, Township 6 North, Range 3 West
- Parcel 12: All of Section 17, Township 6 North, Range 3 West
- Parcel 13: The East Half, the East Half of West Half, and Lots 1, 2 and 4, Section 18, Township 6 North, Range 3 West Also, a part of Lot 3, of said Section 18 described as follows: Beginning at the Northwest corner of said Lot 3, thence East to the Northeast corner of said lot, thence South to the Southeast corner of said lot, thence West to the Southwest corner of said lot, thence North to a point 1352 feet North of the Southwest corner of said Section 18, thence East 466.69 feet; thence North 466.69 feet; thence West 466.69 feet; thence North 134.31 feet; thence East 200 feet thence North 200 feet; thence West 200 feet; thence North to beginning. EXCEPTING therefrom, beginning at a point 30 feet South, 30 feet East from the Northwest corner of the Southwest Quarter of said Section 18, running thence East 200 feet, thence South 200 feet, thence West 200 feet, thence North 200 feet to point of beginning. SUBJECT to the County and State Road rights of way.

732 CWW; 737 CWW; 741 CWW; 742 CWW; 743 CWW;
745 CWW; 746-B CWW; 748-B CWW; 777 CWW;
902 CWW; 909 B-D CWW; 911 CWW; 912 CWW;
913-C-D X CWW; 915 CWW
14 & 27-11, 14 to 17



1014 CWN
1027-1032 CWN
1008-1012 CWN
923 CWN
924 CWN
925 CWN
926 CWN
920 CWN
921 CWN

- Parcel 14: The Northeast Quarter, the East Half of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter, Lots 1, 2 and 3, and that portion of the Northwest Quarter of Section 20, Township 6 North, Range 3 West lying South of the Railroad Right of Way, excepting therefrom that portion within the Railroad Right of Way
- Parcel 15: All of Section 21, Township 6 North, Range 3 West, excepting therefrom that portion within the Railroad Right of Way.
- Parcel 16: The Southwest Quarter, the West Half of the Southeast Quarter, the West Half of the Northwest Quarter and that portion of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 22, Township 6 North, Range 3 West, lying South of the Railroad right of way, excepting therefrom that portion within said Right of Way.
- Parcel 17: All of fractional Section 27, Township 6 North, Range 3 West, including Lots 1, 2, 3 and 4, excepting therefrom the Northeast Quarter of the Northeast Quarter of said Section 27.
- Parcel 18: Lot 4, Section 28, Township 6 North, Range 3 West
- Parcel 19: The East Half of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 12, Township 6 North, Range 4 West.
- Parcel 20: The fractional portion of the East Half of the Southeast Quarter of Section 1, Township 6 North, Range 4 West, consisting of approximately 20 acres.

All Townships and Ranges relate to the Salt Lake Meridian, U.S. Survey, comprising 8050.56 acres, more or less

Subject to the following:

1. Taxes for the year 1965 now accruing as a lien.
2. Reservations in Patents recorded in Book 34, Page 367; Book 1, Page 562, Book 561 Page 32, Records of Weber County, Utah.
3. Rights of the Pioneer Electric Power Company and their successors in interest on a strip of ground 125 feet in width as recorded in Book 26 of Deeds, Page 422, page 453, page 453 and page 467, Records of Weber County, Utah.
4. Easement in favor of Utah Power and Light Company for construction and maintenance of electric transmission facilities as recorded in Book 258 of Records, Page 298, Records of Weber County, Utah.
5. Rights of State of Utah by reason of reservation of coal, oil, minerals, gravel, etc. and other terms as recorded in Book 371 of Records, Page 140, Records of Weber County, Utah.
6. Rights of the Warren Irrigation Company in that portion occupied by their canals and any right they may have acquired for the use of property adjoining their canals for maintenance purposes.
7. Right of way for irrigation canal over the South 125 feet of the West Half of the Northwest Quarter of Section 14, and a right of way one rod wide along the South line of the Northwest Quarter of the Southwest Quarter of Section 14, Township 6 North, Range 3 West as reserved in deed recorded in Book 76 of Deeds, Page 386 Records of Weber County, Utah.

8. Subject to right of way for canal over the West 125 feet of the East 158 feet of Section 15, and the South 125 feet of the North 158 feet of the South half of Section 10, as conveyed by deed recorded to the Pioneer Electric Power Co. recorded in Book 26, Page 521, Records of Weber County, Utah
9. Terms of an Agreement dated May 18, 1893, recorded May 18, 1893 in Book 19 of Deeds, Page 290, which agreement pertains to water rights and wells and right of way for obtaining the water.
10. Terms of Appropriation of Water as shown in the following instruments: Book A of Water Claims, Page 318; Book A Page 339; Book 360, Page 361; Book 360, Page 363; Book 376 Page 455; Book 379, Page 270; Book 785 Page 182; Book 723 Page 649, Book 723 Page 651, Records of Weber County, Utah
11. Right of Way in favor of Mountain States Telephone and Telegraph Company recorded in Book 564 of Records, Page 336, to construct, reconstruct, operate, maintain and repair its lines of telephone and telegraph, including underground conduit, poles, anchors, cables, wires, etc upon, under, over and across the property
12. Pole Line Easement in favor of Utah Power and Light Company recorded August 4, 1954, in Book 451 of Records, Page 455, for right of way for the erection and continued maintenance, repair, etc.
13. Right of Way in favor of Mountain States Telephone and Telegraph Company recorded October 31, 1957 in Book 562 of Records, Page 471 for telephone and telegraph facilities.
14. Pole Line Easement in favor of Morrison-Knudsen Company Inc. recorded April 20, 1956 in Book 511 of Records, Page 324, for maintenance, repair, etc of electric transmission lines, which has been assigned to Utah Power & Light Co. recorded in Book 608, Page 253
15. Easement in favor of Weber County for drainage facility, as recorded Sept. 13, 1957 in Book 558 of Records, Page 38.
16. Easements in favor of Weber County for drainage facility as follows:
 - Recorded Sept. 13, 1957 in Book 558 of Records, Page 42
 - Recorded Sept. 13, 1957 in Book 558 of Records, Page 44
 - Recorded June 18, 1957 in Book 550 of Records, Page 334
17. A Right of Way to United Telecasting and Radio Company recorded Aug. 10, 1960 in Book 653 of Records, Page 524.
18. A Pole Line Easement in favor of Utah Power & Light Company recorded Oct. 20, 1960 in Book 660 of Records, Page 362.
19. A Pole Line Easement in favor of Utah Power & Light Company recorded March 30, 1962 in Book 706 of Records, Page 337.
20. An Agreement between Basin Land and Livestock Company and Utah State Fish and Game Department recorded Dec. 1, 1961 in Book 696 of Records, Page 660, pertaining to roads, fencing and gates.
21. Right of Way in favor of State Road Commission which includes the right to build on property adjoining the road drainage structures etc. as recorded in Book 734 of Records, Page 482.

4.

- 22. Subject to property conveyed to Utah Power & Light Company in Warranty Deed recorded Sept. 10, 1954 in Book 454 of Records, Page 600, together with right of ingress and egress over existing roads, etc.
- 23. Subject to Zoning Ordinances of Weber County and particularly those in Book 752 of Records, Page 372; in Book 757 Page 60, Book 776, Page 182.
- 24. Subject to all rights of way and other easements now existing on or over the property, whether or not above set forth.

Together with the seventy (70) miles of wire fencing now located over and upon the said property, and together with all appurtenances, hereditaments, rights of way, water wells and water rights and other rights and easements belonging to the above described property, including rights in canals, roadways and abutting utility and railroad rights of way.

Excepting and reserving to Grantor one-half (1/2) of the mineral rights at a depth below 500 feet at any point on the surface of the lands hereby conveyed.

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.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 29th day of December, 1965.

Attest: BASIN LAND AND LIVESTOCK COMPANY

Joseph I. Jacobs
Secretary

By *Roy I. Austin*
VICE PRESIDENT

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On the 29 day of December, 1965, personally appeared before me *Joseph I. Jacobs* and *Roy I. Austin* who being by me duly sworn did say, each for himself, that he, the said *Roy I. Austin* is the Vice President, and he, the said *Joseph I. Jacobs* is the secretary of Basin Land and Livestock Company, 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 *Joseph I. Jacobs* and *Roy I. Austin* each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

W. D. Cannon
Notary Public
Residing at Salt Lake City, Utah

My Commission Expires:

Oct. 20, 1967

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