

GRANTEE'S ADDRESS

531 South State St  
Salt Lake City UT 84111

ACCOMMODATION RECORDING ONLY  
NO LIABILITY FOR CONTENT, TIME OR  
EFFECT OF RECORDING OF DOCUMENT  
IS ASSUMED HEREBY

AGREED: *[Signature]*

01-231

SPECIAL WARRANTY DEED

ROBERT H. GARFF, TRUSTEE, GARY GARFF, TRUSTEE, KATHERINE B. GARFF,  
TRUSTEE, LINDA S. GARFF, TRUSTEE (TRUSTEES OF THE KEN GARFF  
GRANDCHILDRENS' TRUSTS AS TO AN UNDIVIDED ONE-HALF INTEREST (50  
PERCENT)), JANIE LEE ROGERS AS TO 45 PERCENT INTEREST, AND STEWART L.  
GROW JR., AS TO 5 PERCENT INTEREST,

grantor

of SALT LAKE CITY, SALT LAKE County, State of UTAH, hereby

CONVEY AND WARRANT against all claiming by, through or under

to GARFF ROGERS RANCH LLC

grantee

of SALT LAKE CITY, SALT LAKE County, State of UTAH, hereby

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

the following tract of land in SUMMIT AND WASATCH

County

State of Utah:

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

Ent 237679 Bk 0524 Pg 0600-0608  
ELIZABETH PARCELL, Recorder  
WASATCH COUNTY CORPORATION  
2001 OCT 11 2:23pm Fee 78.00 MWC  
FOR ASSOCIATED TITLE COMPANY

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, CURRENTLY OF RECORD AND  
GENERAL PROPERTY TAXES FOR THE YEAR 2001 AND THEREAFTER.

WITNESS, the hand of said grantor, this day of August 2001,

KEN GARFF GRANDCHILDRENS'  
TRUSTS

*[Signature]*  
ROBERT H. GARFF, TRUSTEE

*[Signature]*  
JANIE LEE ROGERS

*[Signature]*  
GARY GARFF, TRUSTEE

*[Signature]*  
STEWART L. GROW, JR.

*[Signature]*  
KATHERINE B. GARFF, TRUSTEE

*[Signature]*  
LINDA S. GARFF, TRUSTEE

00600599 Bk01401 Pg01085-01093

ALAN SPRIGGS, SUMMIT CO RECORDER  
2001 OCT 15 14:51 PM FEE \$74.00 BY DMG  
REQUEST: ASSOCIATED TITLE

PAGE TWO OF LEGAL DESCRIPTION

Section 8:

Lots 1, 2, 3, 4, 5, 6, 7 and 8 (containing 330.28 acres, more or less).

Section 9:

Northeast quarter; Northwest quarter: Northeast quarter of Southwest quarter (containing 360 acres, more or less).

Section 10:

All (containing 640 acres, more or less).

Section 11:

All (containing 640 acres, more or less).

Section 12:

South one-half (containing 320 acres, more or less).

Section 13:

South one-half Northeast quarter; Northwest quarter; North one-half South one-half; Southeast quarter Southwest quarter: Southwest quarter of Southeast quarter (less 41.02 acres UWD 535); North one-half Northeast quarter: Southwest quarter Southwest quarter, less 2.99 acres conveyed to Bureau of Reclamation, containing 555.99 acres, more or less).

Section 14:

All (containing 640 acres, more or less).

---

TOGETHER WITH other property rights, rights of way, minerals, etc. set forth below owned by Grantor herein and being conveyed to Grantees all located in Township 1 South, Range 5 East and Township 2 South, Range 5 East, Salt Lake Base and Meridian.

---

TOGETHER WITH all of Grantor's right, title and interest in and to all water rights, ditch and ditch rights, and reservoir and reservoir rights appurtenant to said real property.

TOGETHER WITH all of Grantor's interest in and to all coal, oil, gas and other metallic and non-metallic minerals, of every kind or character, whether similar or dissimilar to said named minerals, and whether now known or hereafter discovered, including, but without limitation, all building stone, sand, gravel and geothermal rights, now owned by Grantor, whether mined or extracted by surface or underground mining or extraction methods, in, upon or underlying all of said real property, together with the full right of ingress and egress, to prospect for, mine and remove the same.

TOGETHER WITH all of Grantor's rights, title and interest that it retained in certain rights of way and roads previously conveyed to various grantees by numerous conveyances of record.

TOGETHER WITH all Grantor's rights to certain livestock grazing rights, conditions and restrictions, agreed to in various deeds wherein Grantor or its assigns herein retained the right for livestock grazing purposes until (buyer or grantee) fences property to keep out all livestock. The responsibility for maintaining said fence shall be (buyers or grantee). (Located in Township 1 South, Range 5 East, Salt Lake Base and Meridian and Township 2 South, Range 5 East, Salt Lake Base and Meridian.

OWC 0001, 3, 54, 85, 2, 55, 76, 1

00600599 Bk01401 Pg01086

E 237679 B 0524 P 0601

PAGE ONE OF LEGAL DESCRIPTION

located in Township 1 South, Range 5 East, Salt Lake Base and Meridian;  
(together with other rights set forth herein).

Section 21:

All property presently owned by Utah Title and Abstract Company, Trustee,  
located in Section 21, Township 1 South, Range 5 East.

Beginning due South 7953.529 feet and due East 15,420.066 feet from  
Northwest corner of Section 18, Township 1 South, Range 5 East, Salt Lake  
Base and Meridian, thence South 56° 11' 07" East 1275.813 feet; thence  
South 11° 00' East 966.483 feet to a point on South line of Section 21,  
Township 1 South, Range 5 East; thence 3000 feet more or less along East  
Section line in said Section 21 to a point of intersection with the Fred M.  
and Elayne Bradshaw property (M132-196) thence South 28° 42' 33" West along  
said Bradshaw property to a point North 37° 59' 55" East 1384.315 feet more  
or less from the point of beginning; South 37° 59' 55" West 1384.315 feet,  
more or less to point of beginning.

Section 22:

Southwest quarter, of Southeast quarter; Northeast quarter of Southeast  
quarter (containing 80 acres, more or less).

Section 23:

Beginning at the Northwest corner of said Section 23; thence South 128  
rods; thence East 80 rods; thence North 128 rods; thence West 80 rods more  
or less to the place of beginning. (Containing 64 acres, more or less).

Section 26:

North 30 acres of Southwest quarter, of Northwest quarter. (Containing 30  
acres, more or less).

Section 31:

All property owned by Utah Title and Abstract Company, Trustee located in  
Southwest quarter. (Serial No. OWC-0001-0-031-015.)

Section 32:

All property owned by Utah Title and Abstract Company, Trustee, less that  
which has already been conveyed by deed, by Utah Title and Abstract  
Company, Trustee, in Section 32.

Section 33:

All (Containing 666.08 acres, more or less).

Section 34:

West one-half (containing 320 acres, more or less).

---

All property owned by Utah Title and Abstract Company, Trustee, located in  
Township 2 South, Range 5 East, Salt Lake Base and Meridian: (Together  
with other rights set forth herein).

---

Section 2:

Southwest quarter; Southeast quarter of Northwest quarter; Lots 3 and 5  
(containing 281.44 acres, more or less).

Section 3:

All (containing 648.25 acres, more or less).

Section 4:

All (containing 648.25 acres, more or less).

Section 5:

Northeast quarter; Lots 5, 6, 7 and 8; Northwest quarter, less property  
previously conveyed to Paul Schenk and Gary White (161-141 and 161-138).  
(2 parcels to Gary White.)

STATE OF Utah )  
COUNTY OF Salt Lake )

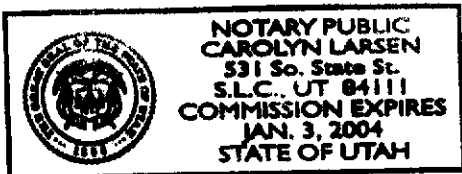
00600599 Br01401 Po01088

On September 26, 2001  
Personally appeared before me Robert H. Garff

who being by me duly sworn did say that \_\_\_\_\_ executed the foregoing instrument as Trustee by Authority Delegated by an existing Trust.

My Commission Expires: January 3, 2004

CAROLYN LARSEN  
NOTARY PUBLIC



STATE OF Utah )  
COUNTY OF Salt Lake )

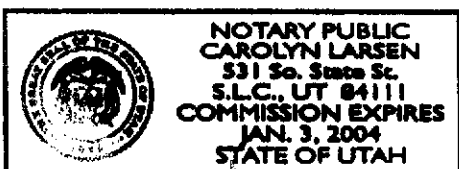
00600599 B&O1401 Pg01089

On September 26, 2001  
Personally appeared before me Gary Garff

who being by me duly sworn did say that \_\_\_\_\_ executed the foregoing instrument as Trustee by Authority Delegated by an existing Trust.

My Commission Expires: January 3, 2004

CAROLYN LARSEN  
NOTARY PUBLIC



E 237679 B 0524 P 0604

STATE OF Utah )  
COUNTY OF Salt Lake )

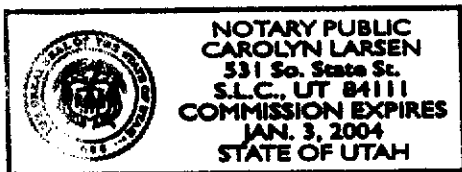
00600599 Br01401 Pg01090

On September 26, 2001  
Personally appeared before me Katharine B. Garff

who being by me duly sworn did say that \_\_\_\_\_ executed the foregoing instrument as Trustee by Authority Delegated by an existing Trust.

My Commission Expires: January 3, 2004

CAROLYN LARSEN  
NOTARY PUBLIC



STATE OF Utah )  
COUNTY OF Salt Lake )

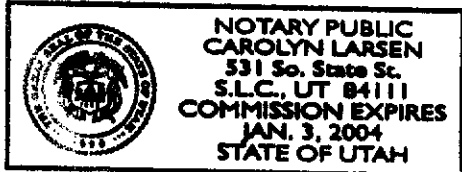
00600599 Bk01401 Pg01091

On September 26, 2001  
Personally appeared before me Linda Garff

who being by me duly sworn did say that \_\_\_\_\_ executed the foregoing instrument as Trustee by Authority Delegated by an existing Trust.

My Commission Expires: January 3, 2004

CAROLYN LARSEN  
NOTARY PUBLIC







STATE OF Utah )  
COUNTY OF Salt Lake ) ss.

00600599 Bk01401 Pg01093

On September 26, 2001, personally appeared  
before me, Stewart L. Graw, Jr.  
the signer (s) of the foregoing instrument, who being by me duly sworn,  
acknowledged to me that \_\_\_\_\_ executed the same.

My Commission Expires: January 3, 2004

CAROLYN LARSEN  
NOTARY PUBLIC

Residing at: Salt Lake City, Utah

