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NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: V VEGA , DEPUTY - WI

SPECIAL WARRANTY DEED

Corporate Form

See Exhibit "A" attached hereto as part hereof.

EXCEPTING (to the extent of Grantor's right, title, or interest therein) all interests in minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy existing at a depth of five hundred (500 feet or greater beneath the surface of said land.

This Conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit B attached hereto as part hereof.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name and seal to be hereunto affixed by its duly authorized agent this 2nd day of July, 1998.

Property Reserve Inc., fka Deseret Title Holding Corporation

By: Wayne G. Faebe
Its: President

STATE OF UTAH }
County of Salt Lake }:ss.

On the 2nd day of July, 1998, personally appeared before me Wayne D. Facer, who being by me duly sworn, did say that he is the President of Property Reserve Inc., fka Deseret Title Holding Corporation and that said corporation sole by authority of a resolution of its Board of Directors, and the said Wayne D. Facer acknowledged to me that said corporation sole executed the same.



Kathryn R. Provand
Notary Public

BK8027PG2495

DESCRIPTION

PARCEL NO. 2:

The South half of the Northwest quarter of the Southeast quarter of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian.

BK 8027 PG 2496

EXHIBIT B
to
SPECIAL WARRANTY DEED

1. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
2. Any claims by third parties to water rights or title to water appurtenant to the property described above.
3. Taxes or assessments, whether or not shown as existing liens, including, without limitation, rights to reassess the tax assessment pursuant to the Farmland Assessment Act.
4. Mineral reservations, together with the right to enter from the surface and to prospect for, mine, extract, and remove all ores and minerals below the surface of said land, as disclosed by prior mesne instruments of record. This exception is not intended to reserve to Grantor any right of surface entry.
5. Reservation of the extraction rights reserved in that certain Warranty Deed recorded March 19, 1982, in Book 5353, at Page 545, and as encumbered by that certain Trust Deed dated January 1, 1982, and recorded on March 19, 1982, in Book 5353, at Page 453.
6. All other reservations, restrictions, easements, rights-of-way, and other matters of record.
7. All easements or claims to easements which are not of record.
8. All matters which a careful inspection or an accurate survey of the real property subject to this deed would disclose.

The exceptions set forth above shall not in any event be interpreted as expanding the warranties in the special warranty deed to which this exhibit is attached beyond those which would exist in the absence of any or all of said exceptions.

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Exhibit B to
Special Warranty Deed

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