

**00714492 B: 1413 P: 352**

B: 1413 P: 352 Fee \$46.00

Debbie B. Johnson, Iron County Recorder - Page 1 of 4  
06/04/2018 11:21:56 AM By: SOUTHERN UTAH TITLE

**When recorded mail deed and tax notice to:**  
Kolob Land & Cattle, L.L.C., a Missouri limited liability  
company  
c/o 2097 S. Emerald Place  
Springfield, MO 65809



Order No. 198643 - BLS

Space Above This Line for Recorder's Use

Tax I.D. No. D-1116-0001-0000, D-1125-0000-0000, D-1119-0002-1124 and D-1123-0000-0000

## **SPECIAL WARRANTY DEED**

**THE LOUIS W. ENCE FAMILY PARTNERSHIP, LTD**, grantor(s), of Cedar City, County of Iron, State of Utah, hereby **CONVEY** and **WARRANT** against all claiming by, through or under Grantor(s) to

**Kolob Land & Cattle, L.L.C., a Missouri limited liability company**, grantee(s) of Springfield, County of Greene, State of Missouri, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** the following described tract of land in Iron County, State of Utah:

**See Attached Exhibit "A"**

Less and excepting all Water Rights. Water rights are to be conveyed by separate deed.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 1st day of June, 2018.

**THE LOUIS W. ENCE FAMILY PARTNERSHIP, LTD**

By:

Scott Keith Ence, General Partner

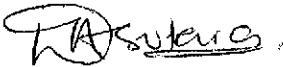
STATE OF Nevada)

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COUNTY OF Clark)

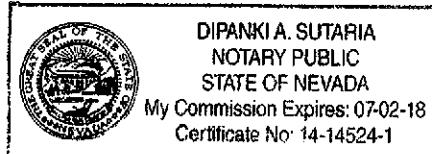
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On the 1st day of June, 2018, personally appeared before me, Scott Keith Ence, General Partner, of **THE LOUIS W. ENCE FAMILY PARTNERSHIP, LTD**, the signer of the within instrument who duly acknowledged to me that he/she executed the same.



NOTARY PUBLIC

My Commission Expires: 07/02/2018



Attachment to that certain Special Warranty Deed executed by THE LOUIS W. ENCE FAMILY PARTNERSHIP, LTD grantor(s), to Kolob Land & Cattle, L.L.C., a Missouri limited liability company grantee(s).

Order No. 198643

Tax I.D. No. D-1116-0001-0000, D-1125-0000-0000, D-1119-0002-1124 and D-1123-0000-0000

**EXHIBIT "A"**

**PARCEL 1:**

ALL OF LOT NINETEEN (19), SECTION 15, TOWNSHIP 38 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN. ALSO, BEGINNING AT THE SOUTHEAST CORNER OF LOT FOURTEEN (14), SECTION 15, THENCE S89°38'38"W 1331.60 FEET TO THE SW CORNER OF LOT 14; THENCE N00°49'39"W ALONG THE SECTIONAL LOT LINE 469.32 FEET; THENCE N89°41'23"E 1724.23 FEET; THENCE S04°45'04"W 101.86 FEET; THENCE S56°00'32"E 401.02 FEET; THENCE S17°29'28"W 1436.75 FEET; THENCE S43°00'32"E 350.43 FEET; THENCE S01°00'32"E 480.58 FEET; THENCE S88°59'28"W 495.60 FEET TO A POINT ON THE WEST LINE OF SECTIONAL LOT 23; THENCE N00°52'25"W ALONG THE SECTIONAL LOT LINE 1971.40 FEET TO THE POINT OF BEGINNING.

**PARCEL 2: SOUTH PORTION**

BEGINNING AT A POINT S89°32'31"W 282.00 FEET FROM THE SOUTHEAST CORNER OF LOT TWENTY-FOUR (24), SECTION 14, TOWNSHIP 38 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N00°49'23"W 400.00 FEET; THENCE N14°49'23"W 600.00 FEET; THENCE N29°19'23"W 400.00 FEET; THENCE N39°49'23"W 543.00 FEET; THENCE N14°49'23"W 1000.00 FEET; THENCE N29°49'23"W 247.51 FEET TO A POINT ON THE WEST LINE OF SECTIONAL LOT 16; THENCE S00°45'48"E 2936.02 FEET TO THE SW CORNER OF SECTIONAL LOT 24; THENCE N89°30'45"E ALONG THE SECTION LINE 357.88 FEET TO THE NE CORNER OF SECTION 23, T38S-R11 W, S.L.B.&M, (FOUND STONE) THENCE N89°32'31"E ALONG THE SECTION LINE 684.86 FEET TO THE POINT OF BEGINNING.

**PARCEL 2: NORTH PORTION**

BEGINNING AT THE NW CORNER OF SECTIONAL LOT 9, SECTION 14, T38S, R11 W, S.L.B.&M. RUNNING THENCE S00°45'48"E 1701.42 FEET; THENCE N14°10'37"E 138.37 FEET; THENCE N59°10'37"E 320.00 FEET; THENCE N47°10'37"E 295.00 FEET; THENCE N23°10'37"E 220.00 FEET; THENCE N11°40'37"E 200.00 FEET; THENCE N07°10'37"E 815.51 FEET MORE OR LESS TO THE NORTH LINE OF SECTIONAL LOT 9; THENCE S89°39'38"W 776.69 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

BEGINNING AT A POINT S89°58'03"E 493.00 FEET FROM THE NORTHWEST CORNER OF LOT SEVEN (7), SECTION 15, T38S, R11 W, S.L.B.&M; THENCE S09°15'04"W 796.16 FEET; THENCE S12°59'56"E 995.20 FEET; THENCE S4°45'04"W 1826.56 FEET; THENCE S56°00'32"E 401.02 FEET; THENCE S17°29'28"W 1436.75 FEET; THENCE S43°00'32"E 350.43 FEET; THENCE S01°00'32"E 480.58 FEET; THENCE S88°59'28"W 495.60 FEET TO A POINT ON THE WEST LINE OF SECTIONAL LOT 23, SECTION 15; THENCE S00°52'25"E 656.30 FEET TO THE SW CORNER OF SECTIONAL LOT 23; THENCE N89°23'46"E 1660.74 FEET TO THE NE CORNER OF SECTION 22; THENCE N89°30'45"E 4966.54 FEET TO THE SE CORNER OF SECTIONAL LOT 23, SECTION 14; THENCE N00°45'48"W ALONG THE SECTIONAL LOT LINE 2936.02 FEET; THENCE N29°49'23"W 218.49 FEET; THENCE N14°10'37"E 411.63 FEET TO A POINT ON THE EAST LINE OF SECTIONAL LOT 15; THENCE N00°45'48"W ALONG THE SECTIONAL LOT LINE 3008.04 FEET TO THE NE CORNER OF SECTIONAL LOT 7, SECTION 14; THENCE N00°45'48"E 163.71 FEET; THENCE S89°49'07"W 6120.66 FEET; THENCE S08°26'44"W 166.05 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT S89°39'38"W 894.95 FEET FROM THE SOUTHEAST CORNER OF LOT EIGHT (8), SECTION 14, T38S, R11W, S.L.B.&M; RUNNING THENCE S89°39'38"W 417.65 FEET TO THE SW CORNER OF SECTIONAL LOT 8; THENCE N00°45'48"W 2529.87 FEET TO THE NW CORNER OF SECTIONAL LOT 1; THENCE S89°58'22"E 1306.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 14; THENCE S00°53'48"E ALONG THE SECTION LINE 57.71 FEET; THENCE S19°07'49"W 2613.16 FEET TO THE POINT OF BEGINNING.

NOTE: The above described property was previously described as follows:

Parcel 1:

All of Lot Nineteen (19), Section 15, Township 38 South, Range 11 West, Salt Lake Base and Meridian. Also, commencing at the Southeast Corner of Lot Fourteen (14), Section 15, thence West 1320 feet; thence North 470 feet; thence East 1713 feet; thence South 0530' West 102 feet; thence South 5500' East 400 feet; thence South 1830' West 1435 feet; thence South 4200' East 350 feet; thence South 480 feet; thence West 495 feet; thence North 1961 feet to beginning.

Parcel 2:

Commencing 282 feet West from the Southeast Corner of Lot Twenty-Four (24), Section 14,

Township 38 South, Range 11 West, Salt Lake Base and Meridian; thence North 400 feet; thence North 14 West 600 feet; thence North 2830' West 400 feet; thence North 39 West 543 feet; thence North 14 West 1000 feet; thence North 29 West 466 feet; thence North 15 East 550 feet; thence North 60 East 320 feet; thence North 48 East 295 feet; thence North 24 East 220 feet; thence North 1230' East 200 feet; thence North 8 East 869 feet; thence West 781 feet; thence South 5280 feet; thence East 1038 feet to the point of beginning, being part of Lots Nine (9), Sixteen (16), Seventeen (17) and Twenty-Four (24), in Section 14.

Less and Excepting therefrom that portion previously deeded to Lyman E. Sevy, as set forth in Warranty Deed recorded January 11, 1957, as Entry No. 110698, in Book A-19 at Page(s) 195, Official Iron County Records, more particularly described as follows: Commencing at the Southeast Corner of Lot Twenty-Four (24), Section 14, Township 38 South, Range 11 West, Salt Lake Base and Meridian, Utah, and running thence West 282 feet; thence North 400 feet; thence North 14 West 600 feet; thence North 2830' West 400 feet; thence North 39 West 543 feet; thence North 14 West 1000 feet; thence North 29 West 466 feet; thence North 15 East 550 feet; thence North 60 East 320 feet; thence North 48 East 295 feet; thence North 24 East 220 feet; thence North 1230' East 200 feet; thence North 8 East 869 feet, more or less, to a point 539 feet West of the Northeast Corner of Lot Nine (9), of said Section 14; thence East 539 feet, to the Northeast Corner of said Lot 9, said Section 14; thence South 5280 feet, be the same more or less to the place of beginning.

Parcel 3

Lots Five (5), Six (6), Seven (7), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22) and Twenty-Three (23), Section 14; Lots Eight (8), Nine (9), Sixteen (16), Seventeen (17) and Twenty-Four (24), Section 15, Township 38 South, Range 11 West, Salt Lake Base and Meridian. Also, commencing 493 feet East of the Northwest Corner of Lot Seven (7), Section 15; thence South 10 West 800 feet; thence South 12 East 1000 feet; thence South 530' West 1835 feet; thence South 55 East 400 feet; thence South 1830' West 1435 feet; thence South 42 East 350 feet; thence South 480 feet; thence West 495 feet; thence South 679 feet; thence East 1320 feet; thence North 6600 feet; thence West 827 feet. Also, commencing at the Southeast Corner of Lot 2, Section 14; thence West 6107 feet; thence North 845' East 9.98 rods; thence East 6082 feet; thence South 9.86 rods.

Less and Excepting therefrom that portion previously deeded to Lyman E. Sevy, as set forth in Warranty Deed recorded January 11, 1957, as Entry No. 110698, in Book A-19 at Page(s) 195, Official Iron County Records, more particularly described as follows: Commencing at the Southeast Corner of Lot Twenty-Four (24), Section 14, Township 38 South, Range 11 West, Salt Lake Base and Meridian, Utah, and running thence West 282 feet; thence North 400 feet; thence North 14° West 600 feet; thence North 2830' West 400 feet; thence North 39° West 543 feet; thence North 14° West 1000 feet; thence North 29° West 466 feet; thence North 15° East 550 feet; thence North 60° East 320 feet; thence North 48° East 295 feet; thence North 24° East 220 feet; thence North 1230' East 200 feet; thence North 8° East 869 feet, more or less, to a point 539 feet West of the Northeast Corner of Lot Nine (9), of said Section 14; thence East 539 feet, to the Northeast Corner of said Lot 9, said Section 14; thence South 5280 feet, be the same more or less to the place of beginning.

Parcel 4:

Commencing at a point 900 feet West from the Southeast Corner of Lot Eight (8), Section 14, Township 38 South, Range 11 West, Salt Lake Base and Meridian; running West 420 feet; thence North 2547.60 feet; thence East 1320 feet; thence South 57 feet to a point 2490.60 feet North of the Southeast Corner of Lot Eight (8), Section 14; thence Southwesterly to beginning.

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Initials 