

WARRANTY DEED

EDWARD L. GILLMOR, a single man, C. FRANCIS GILLMOR, Jr., and MELBA J. GILLMOR, his wife, and EDWARD LESLIE GILLMOR, a single man, Grantors, of Salt Lake City, Salt Lake County, State of Utah, hereby convey and warrant to the San Francisco Chemical Company, a corporation, Grantee, for the sum of One Hundred and No/100 (\$100.00) Dollars, and other valuable consideration, receipt of which is hereby acknowledged, the following described tracts of land situated in Wasatch and Summit Counties, State of Utah, to-wit:

TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE MERIDIAN

Section 6: Northwest quarter of the Southwest quarter and the West half of the Northwest quarter.

Also, that part of the East half of the Southwest quarter lying Westerly of the Union Pacific Railroad containing approximately 26 acres.

TOGETHER with all improvements, appurtenances and rights of way thereunto belonging, subject, however, to the following reservations and restrictions:

1. Whatever rights of way, easements or other encumbrance of record, or as may be shown to exist upon the ground.
2. Grantors expressly reserve unto themselves all oil, gas and other minerals in, upon or under the lands conveyed.
3. Grantors expressly reserve unto themselves, their heirs, administrators and assigns all water and water rights, and any and all water arising upon the ground, together with such access and easement or right of way as may be necessary to fully develop the source and to transport and convey said water for use upon other lands owned by Grantors whenever and at such time as Grantors may elect, provided, however, that Grantors shall allow to Grantees so much of the water as may be reasonably necessary for Grantees' use for culinary purposes by its caretaker, watchman or other employees at the site and other reasonable uses. Provided, however, no use shall be made or permitted which will result in pollution of said water or in any wise render the same unsuitable for the watering of livestock.
4. Grantors further reserve unto themselves for so long as Grantors or survivor of Grantors shall live and be engaged in the sheep and livestock business, all grazing rights and the exclusive right to water sheep or other livestock on the lands conveyed, with the understanding that upon the death of the survivor of Grantors or the cessation of Grantors or the survivor of Grantors' sheep operation, that all reservations herein contained excepting the reservation with reference to oil, gas and other minerals, terminate and fee simple title to the above described lands shall vest in Grantee, its successors and assigns.

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Grantors hereby further grant unto the Grantee an easement to use so much of Grantors' land lying between the Union Pacific Railroad and U.S. Highway 40 for the purpose of moving trucks and other vehicles from U.S. Highway 40 to the above described lands along and on both sides of an old existing road.

IN WITNESS WHEREOF we have hereunto set our hands this 14th day of January, 1965.

Edward L. Gillmor
Edward L. Gillmor

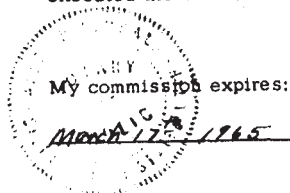
C. Francis Gillmor
C. Francis Gillmor, Jr.

Melba J. Gillmor
Melba J. Gillmor

Edward Leslie Gillmor
Edward Leslie Gillmor

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 14th day of January, 1965, personally appeared before me the signers of the foregoing instrument, who duly acknowledged before me that they executed the same.



Allen H. Lillabae
Notary Public

Residing in Salt Lake City, Utah

87013
Recorded at request of Colton & Hammond Fee 3.00
FEB 17 1965
Wacatch County Recorder
Deputy Book 50 Page 538-9