

Misc.



Recorded FEB 19 2013 Filing No. **84533**

At 1:30 PM in Book 111 Page 232

Fee 32.00 Debra L. Ames Rich County Recorder

Requested by Feller Ranch Properties, LLC

WARRANTY DEED

F. ALLEN FELLER, also known as FRED ALLEN FELLER and IRENE FELLER, husband and wife,

Grantors of Randolph, County of Rich, of the State of Utah, hereby CONVEY and WARRANT to

FELLER RANCH PROPERTIES, L.L.C.

grantee of P.O. Box 422, Randolph, Utah 84064

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Rich County, State of Utah.

SEE LEGAL DESCRIPTIONS ATTACHED AS SCHEDULE "A"

Affecting the following tax parcel numbers:

Tax Roll No. 33-12-00-001; 33-12-00-002; 33-12-00-005; 33-13-00-005 and 34-07-00-002

WITNESS, the hand of said grantor, this 6th day of February A.D. 2013.

F. Allen Feller

F. Allen Feller, also known as

Fred Allen Feller

Fred Allen Feller

Irene Feller

Irene Feller

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)

County of Rich) SS

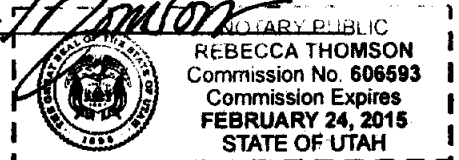
On the 19th day of February A.D. 2013 personally appeared before me F. Allen Feller, aka Fred Allen Feller and Irene Feller, husband and wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Commission expires: 2/24/15

Residing in:

Randolph, UT
84064

Rebecca Thomson
Notary Public



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SCHEDULE 'A' - LEGAL DESCRIPTION

Patent Parcel:

The Southwest Quarter of the Northeast Quarter; the Southeast Quarter of the Northwest Quarter; the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter; the South half of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter; the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter; the South half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter; the Southeast Quarter of the Northeast Quarter of the Southwest Quarter; the Southeast Quarter of the Southwest Quarter of Section 12, Township 12 North, Range 7 East of the Salt Lake Base and Meridian.

Less and Excepting therefrom all oil, gas, sodium and potash, etc., and a 25 foot right-of-way for public use along the South line of the Southeast Quarter of the Southwest Quarter, from the County road West, to the West line of the Southeast Quarter of the Southwest Quarter, all as previously reserved in that certain Patent recorded in Book O4, Page 387 in the office of the Recorder of Rich County, Utah.

Subject to a right-of-way for the existing County Road for public access and use in the Southeast Quarter of the Southwest, and also subject to a right-of-way for an existing power transmission line.

TRACT 1:

Part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 12 North, Range 7 East of the Salt Lake Base and Meridian lying Westerly of the County road right-of-way. Said West line of County Road right-of-way, being described as follows: Beginning at Station 415+16.07, a point on the Northerly property line of Peart land in Section 12, Township 12 North, Range 7 East, whence the Northeast Corner thereof bears North 17°51'36" East 1,426.66 feet; thence South 16°52'03" West 76.35 feet to Station 415+92.42; thence South 20°30'25" West 587.75 feet to Station 421+80.17; thence South 27°01'03" West 764.93 feet to Station 429+45.10; thence South 34°43'30" West, 63.59 feet to Station 430+08.69, a point on the Southerly property line of Peart land in Section 12, Township 12 North, Range 7 East, whence the Northeast Corner thereof bears North 21°07'46" East, 2,910.90 feet.

TRACT 2:

The Northeast Quarter of the Northwest Quarter and the North half of the Northeast Quarter of Section 13; and the Southeast Quarter of the Southeast Quarter of Section 12, all in Township 12 North, Range 7 East of the Salt Lake Base and Meridian.

Lot 1, (Lot 1 being the Northwest Quarter of the Northwest Quarter) and Lot 2, (Lot 2 being the Southwest Quarter of the Northwest Quarter) in Section 7, Township 12 North, Range 8 East of the Salt Lake Base and Meridian.

Also, the North half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 12, Township 12 North, Range 7 East of the Salt Lake Base and Meridian.

TRACT 3:

The Southeast Quarter of Section 12, Township 12 North, Range 7 East of the Salt Lake Base and Meridian. LESS AND EXCEPTING THEREFROM: Commencing at a point 685 feet West from the Northeast Corner of the Southeast Quarter of Section 12, Township 12 North, Range 7 East of the Salt Lake Base and Meridian, and running thence South 220 feet; thence West 198 feet; thence North 220 feet; thence East 198 feet to the point of beginning.

TOGETHER with all water rights, water, ditches, rights-of-way and improvements belonging to the above described land.

ALSO TOGETHER with these specific water and water related items:

Utah State Water Right No. 23-3348 APPL WD A39426, Priority Date: 06/10/1969

Utah State Water Right No. 23-3364 DIL D2299, Priority Date: 00/00/1903

Utah State Water Right No. 23-3373 APPL WUC A40333, Priority Date: 10/16/1970

Utah State Water Right No. 23-1101 UGWC LAP U21225

Utah State Water Right No. 23-2985 DIL, Priority Date: 00/00/1876

Utah State Water Right No. 23-1724 UGWC U9872, Priority Date: 00/00/1923

Utah State Water Right No. 23-3298 APPL WUC A37700, Priority Date: 06/08/1966

Utah State Water Right No. 23-61 DIL, Priority Date: 00/00/1928

Utah State Water Right No. 23-62 DIS