

E 089828 B 495 P 109
Date 29-JAN-2002 3:14pm
Fee: 13.00 Check
SHARON MURDOCK, Recorder
Filed By KR
For PROFESSIONAL TITLE SERVICES
CARBON COUNTY CORPORATION

When Recorded Mail to:
LEO B. FOY
6633 South 3600 West
Spanish Fork, Utah 84660

WARRANTY DEED

DOUBLE J. TRIANGLE, L.L.C., a Utah limited liability company, grantors of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to LEO B. FOY, CLAYTON L. FOY and GARY L. FOY, grantee of Spanish Fork, Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Carbon County, State of Utah:

BEGINNING at the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 7, Township 13 South, Range 9 East, Salt Lake Base and Meridian, and running thence North 800 feet; thence West 550 feet; thence South 385 feet, more or less, to the Northerly line of the D. & R.G.W.R.R. right-of-way; thence Easterly and Southeasterly along the said right-of-way line to the East line of the Northwest Quarter of the Southeast Quarter of said Section 7; thence North along said East line to the point of beginning.

EXCEPTING therefrom all oil, gas and other minerals and mineral rights in and to said lands.

(Tax T.D. # 2A-1036-002, part of 2A-1036)

ALSO Granting unto the Grantees an easement for permanent use and access along existing private road crossing Grantor's land in Section 7, T 13 S, R 9 E, and Section 1, 3, and 12 of T 13 S, R 8 E, S1B & M to Rock Monument. This easement is for these Grantees and their family only. One of the family members must be present whenever this access is used.

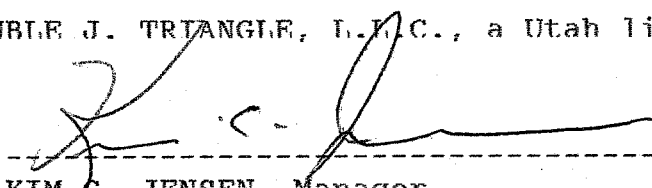
RESERVING unto the Grantor an easement 25 feet in width along the existing driveway west of Lodge and over the existing roadway lying Southeasterly of the Lodge for ingress and egress and for running utilities to Grantor's remaining lands.

Subject to current general taxes, reservations, easements and restrictions of record, or enforceable at law or equity.

WITNESS, the hand of said grantor, this 29th day of January, A.D. 2002.

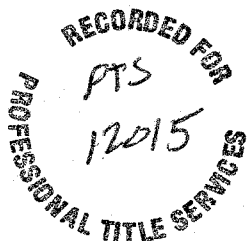
DOUBLE J. TRIANGLE, L.L.C., a Utah limited liability company

by:



KTM C. JENSEN, Manager

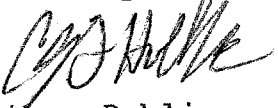
(Continued)



(continued)

State of Utah)
)ss.
County of Carbon)

On this 29th day of January, 2002, personally appeared before me KTM C. JENSEN, who being by me duly sworn (or affirmed) did say that he is the MANAGER of DOUBLE J. TRIANGLE, L.L.C., a Utah limited liability company, and that said instrument was signed in behalf of said DOUBLE J. TRIANGLE, L.L.C., a Utah limited liability company by authority, and said KTM C. JENSEN acknowledged to me that said Utah limited liability company executed the same.



Notary Public

Commission Expires: August 23, 2004
Residing in: Price, Utah

