

(NOTARIAL)
(SEAL)

Neil D. Boilon
Notary Public
My commission expires Jan 26, 1954

Filed for record November 8, 1951 at 10 a.m. at request of Claude M. Hunter

Georgia B. Mitchell
County Recorder

#92513

WARRANTY DEED

Ann J. Gardner, a widow, Grantor of Cedar City County of Iron, State of Utah, hereby CONVEYS and WARRANTS to Lehi Robert Gardner and Genevieve I. Gardner, his wife, as joint tenants and not as tenants in common, with full rights of survivorship Grantees of the same place for the sum of One (1) DOLLAR and other valuable considerations the following described tract of land in Cedar City, Iron County, State of Utah:

Commencing at the southwest corner of lot 3, Block 26, Plat B, Cedar City Town survey, and running thence east 12 rods; thence north 5 rods; thence West 12 rods; thence south 5 rods to the place of beginning.
Together with the waterright, the improvments and appurtenances thereunto belonging, or in anywise appertaining.

Witness, the hand of said grantor this 18th day of June, A.D., 1951.

Signed in the presence of

Ann J. Gardner

Hillman Dalley

STATE OF UTAH SS
COUNTY OF IRON

On the 18th day of June, A.D. 1951 personally appeared before me Ann J. Gardner, a widow, the signer of the within instrument, who duly acknowledged to me that she executed the same.

My commission expires
March 10, 1953

(SEAL)

Hillman Dalley
Notary Public
Residing at Cedar City, Utah

Filed for record November 9, 1951 at 11 A.M. at request of Hillman Dalley

Georgia B. Mitchell
County Recorder

#92414

SPECIAL WARRANTY DEED

THE FEDERAL LAND BANK OF BERKELEY, a corporation, Grantor, with its principal place of business in the City of Berkeley, State of California, hereby CONVEYS and WARRANTS to MARY N. BULLOCH Grantee of Cedar City, Utah, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the following described land in Iron County, State of Utah:

The East half of the Southeast quarter of Section 27, the South half of the Northeast quarter; the South half of the Northwest quarter and the South half of Section 35; the Northeast quarter of the Northeast quarter of Section 34, all in Township 35 South, Range 12 West, also Lots 1, 2, 3 and 4 of Section 2, Township 36 South, Range 12 West, Salt Lake Base and Meridian, containing in all 750.08 acres, more or less.
EXCEPTING therefrom a strip of land 100 feet wide, being 50 feet on each side of and measured at right angles to the following described center line, and prolongation thereof of the Los Angeles and Salt Lake Railroad (Cedar City Branch); Beginning at a point on the Westerly line of the Northeast quarter of the Northeast quarter of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian, said point being 1022.4 feet, more or less, Southerly from the Northwest corner of said Northeast quarter of

Northeast quarter; thence South 43°08' East 414.0 feet, more or less, to a point on the Southerly line of said Northeast quarter of Northeast quarter, said point being 1036 feet, more or less, Westerly from the Southeast corner of said Northeast quarter of Northeast quarter of Section 34, containing 0.95 of an acre, more or less.

ALSO a strip of land 100 feet wide being 50 feet on each side of and measured at right angles to the following described center line and prolongation there of of the Los Angeles and Salt Lake Railroad (Cedar City Branch); Beginning at a point on the Westerly line of Section 35, Township 35 South, Range 12 West, Salt Lake Base and Meridian, said point being 2377.7 feet, more or less, Southerly from the Northwest corner of said Section 35; thence South 43°08' East 5802.8 feet, more or less, to a point on the Southerly line of the Northeast quarter of the Northeast quarter of Section 2, Township 36 South, Range 12 West, said point being 1231.0 feet, more or less, Westerly from the Southeast corner of said Northeast quarter of Northeast quarter of Section 2, containing 13.32 acres, more or less.

ALSO, beginning at a point on the Westerly line of said Section 35, said point being 2449.75 feet, more or less, Southerly from the Northwest corner of said Section; said point being also 50 feet Southwesterly from and measured at right angles to said center line of Los Angeles and Salt Lake Railroad (Cedar City Branch); thence South 43°08' East, parallel with and 50 feet distant Southwesterly, from said center line a distance of 2743.74 feet; thence South 46° 52' West 100 feet to a point which is 150 feet Southwesterly from, measured at right angles to said center line; thence North 43° 08' West, parallel with and 150 feet distant Southwesterly from said center line, a distance of 2640 feet, more or less, to a point on said Westerly line of Section 35, thence Northerly along said Westerly line 144.09 feet, more or less, to point of beginning; containing 6.18 acres, more or less.

Reserving and excepting unto the Grantor, its successors or assigns forever, an undivided one-half of Grantor's interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property hereinabove described, together with the right of entry and all other rights, including all rights of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and the full enjoyment of the Grantor's interest herein reserved.

SUBJECT to easements and rights of way now existing or reserved.
GRANTOR warrants title to above property only against all acts of itself.
TO HAVE AND TO HOLD to said Grantee(s) her heirs or assigns.

IN WITNESS WHEREOF, The Federal Land Bank of Berkeley has caused this instrument to be executed and its corporate seal to be affixed by its proper and duly authorized officers on October 31, 1951.

THE FEDERAL LAND BANK OF BERKELEY

(SEAL)

By R. H. Billings
Assistant Vice President

BY R. J. Meagher
Assistant Secretary

STATE OF CALIFORNIA ss
County of Alameda

On October 31, 1951 before me, the undersigned Notary Public, personally appeared R. H. Billings and R. J. Meagher, and being by me duly sworn, stated to me that they are, and who are known to me to be, Assistant Vice-President and Assistant Secretary, respectively, of the corporation that executed the within instrument, and known to me to be the persons who executed said instrument on behalf of said corporation by authority of its by-laws, and acknowledged to me that such corporation executed the same.

My commission expires: (SEAL)
Sept. 1, 1952

N. Thompson
Notary Public in and for said
County and State,
Residing at Oakland, California

Filed for record November 10, 1951 at 11 A.M. at request of Hillman Dalley

Georgia B. Mitchell
County Recorder