

No. 112 Grant Deed of the Union Pacific Railway Company, Union Division
 Know all Men by these Presents, That the Union Pacific Railway Company (which
 is a corporation formed and existing by the consolidation of the Kansas Pacific Railway
 Company, the Denver Pacific Railway, and Telegraph Company, and the Union Pacific
 Railroad Company, under the corporate name and style of the Union Pacific Railway Company
 by authority of an act of Congress, entitled, "An act to aid in the construction of a railroad
 and telegraph line from the Missouri River to the Pacific Ocean, and to secure to
 the Government the use of the same for postal, military, and other purposes," approved
 July 1, 1862, and an amendatory thereof, which said Company, has succeeded to, and
 become seized and possessed of all the real estate and property of the said constituent com-
 panies, whether real, personal, or mixed, and, among other things, of all the land
 granted to said Union Pacific Railroad Company by the aforesaid act of Congress,
 in aid of the construction of its road, not conveyed away by said Company, at the
 date of such consolidation, to wit, January 24, 1880, in consideration of the sum of
 Two Hundred and Twenty Dollars to it paid by W. W. Bunker of the County of Weber
 in the Territory of Utah, the receipt of which is hereby acknowledged, doth hereby
 grant, bargain, sell and convey unto the said W. W. Bunker the following described
 real estate, situate, lying and being in the County of Weber and in the Territory of Utah,
 described as follows, to wit: The South West Quarter of the South West Quarter of Section
No Eleven (11) and the East half of the North East Quarter of Section No. Fifteen (15), all in Town-
ships No. Two (2) North, of Range No. Two (2) West of the Salt Lake Meridian, con-
taining, according to the United States Survey three of one hundred and twenty
acres, more or less, being the same premises contracted to be sold to said W. W. Bunker
by Union Pacific Railroad Company, by contract No. 969,970th of 1871, executed the
6th day of August, A. D. 1877, in pursuance and fulfillment of which contract a
conveyance was made and executed.
 Reserving, however, to the said Union Pacific Railway Company, all that portion of the
 land hereby conveyed (if any such there be) which lies within and drawn from it with
 one hundred feet on each side distant from the center line of its road, as now constructed,
 any greater width when necessary, permanently to include all the cuts, embankments
 and ditches, and other works necessary to secure and protect them on any line (also reserving the right
 of way for the Utah Central Railroad through the East half of the North West Quarter of
 said Section No. Fifteen (15) as now located across said tract and reservation not less
 than one hundred feet.
 This conveyance is also upon the condition that the grantee hereunder, his heirs, administra-
 tors and assigns, shall erect and maintain a lawful fence between that portion of the premises
 hereby conveyed, adjoining the road of said Company (if any such there be) and the road of
 said Company upon a line one hundred feet distant from the center line of such road, and
 parallel therewith, in all cases in which such fence is required by law, or

may be required by said Company.

To have^{ms} to hold the said premises with all the rights^{ms} & appurtenances thereunto belonging, unto the said grantee; his heirs^{ms} assigns forever; and the said grantee doth hereby covenant with the said grantee, that at the making of this instrument it is well seized of the said premises as of a good^{ms} & indefeasible estate in fee, & hath good right to sell and convey the same, and that it will Warrant and Defend the title to said premises unto the said grantee, his heirs and assigns forever, against the lawful claims of all persons whomsoever.

Excepting, however, all taxes^{ms} & assessments levied upon said premises since the 6th day of August, A. D. 1877.

And Whereas, said Union Pacific Railroad Company did, on the Fifteenth day of April, A. D. 1867, execute and deliver to Cyrus H. Mc Cormick, of the City of New York, & John Duff, of the City of Boston, a certain mortgage deed, of that date, which deed is recorded in the office of the County Clerk of Weber County, in the Territory of Utah, wherein said Company conveyed to said Cyrus H. Mc Cormick and John Duff, as Trustees for the use^{ms} & purposes therein mentioned, among others, the lands hereinbefore described; And Whereas, the said Cyrus H. Mc Cormick did, on the Twenty eighth day of June, A. D. 1873, by a proper instrument of writing to that effect, resign his place as trustee under said mortgage deed, which resignation was, on the Fifteenth day of October, A. D. 1873, accepted by the Union Pacific Railroad Company by its Board of Directors, at a meeting thereof held on that day in the City of Boston^{ms} State of Massachusetts; And Whereas, on the Fifteenth day of October, A. D. 1873, Frederick S. Ames, of Boston, in the State of Massachusetts, was duly nominated by the remaining Trustee, John Duff, as successor to said Cyrus H. Mc Cormick, which nomination was, on the same day, approved by the Board of Directors of said Union Pacific Railroad Company; And Whereas, by such nomination^{ms} & approval, said Frederick S. Ames did, upon his acceptance thereof, hereafter, become vested with the same estates, powers, rights and interests, and charged with the same duties and responsibilities, as if he had been one of the original Trustees named in and executing said mortgage deed; And Whereas, said remaining Trustee did, by a conveyance, public and effectual, for that purpose, dated on the Twentieth day of October, A. D. 1873, at the City of Boston, vest the same in such new Trustee, jointly with whom, the said John Duff; And Whereas, the said John Duff did, on the Fourteenth day of February, A. D. 1877, duly resign his said trust, whereby the said Frederick S. Ames became the sole Trustee; And Whereas, the said Union Pacific Railway Company, with the consent of the Trustee for the term being hereinbefore named, have sold and conveyed, as above set forth, the real estate hereinbefore described, unto the said W. W. Burton for and in consideration

