

Filed for record and recorded December 9, A.D. 1942 at 11:50 A. M.

Oliver S. Johnson  
County Recorder

No. 20501  
RE 420951(51307)  
GME  
SPACTP  
D 6550

SPECIAL WARRANTY DEED

FEDERAL FARM MORTGAGE CORPORATION, a corporation, Grantor, with a principal business office in Berkeley, California, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, hereby CONVEYS and WARRANTS to ROY MORTENSON and VERA MORTENSON, his wife, as joint tenants, an undivided half interest, and to FARLEY MORTENSON and EDITH MORTENSON, his wife, as joint tenants, an undivided half interest Grantee, of Morgan, Utah the following described property in Morgan County, Utah:

PARCEL 1: All of Section 32 and all of Section 33, Township 3 North, Range 3 East, Salt Lake Base and Meridian.

PARCEL 2: All of section 36, Township 3 North, Range 3 East, Salt Lake Base and Meridian.

PARCEL 3: All of Section 5, Lots 17, 18, 21, 22 and 23 of Section 5; all of Section 7, Lots 2, 3, 8, 9 and 16 of Section 8, all of Section 9, all of Section 17, the West half of the Northeast quarter, the Southeast quarter of the Northwest quarter, the East half of the Southwest quarter, and Lot 4 of Section 18, all of Section 19, and the South half of the Northwest quarter, the Southwest quarter of the Northeast quarter, and the Northeast quarter of the Southwest quarter of Section 20, all in Township 2 North, Range 3 East/ Base and Meridian.

PARCEL 4: All of Section 15, Township 2 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL 5: Lots 14, and 17 in Section 4, Township 2 North, Range 3 East, Salt Lake Base and Meridian.

PARCEL 6: All of Section 2 except 15.60 acres owned by J. S. Ostler and all of Section 5, except 1.51 acres owned by Davis-Water Canal Company, Township 2 North, Range 3 East, Salt Lake Base and Meridian.

PARCEL 7: A portion of Section 1, Township 2 North, Range 3 East, Salt Lake Base and Meridian, particularly described as follows:

Beginning at South quarter corner of Section 26, Township 3 North, Range 3 East, thence South 3207 feet; thence West 1320 feet; thence South 70°41' West 772 feet; thence South 20°31' West 872 feet; thence South 22°34' West 1590 feet; thence South 34°12' West 500 feet to West line of Section 1; thence North 64°4.8 feet to Northwest corner of Section 1; thence East 3177.9 feet to South quarter of Section 33, the place of beginning.

PARCEL 8: The North half of the Northwest quarter and the North half of the South half of the Northwest quarter of Section 11, Township 2 North, Range 3 East, Salt Lake Base and Meridian.

PARCEL 9: A portion of Section 11, Township 2 North, Range 3 East, Salt Lake Base and Meridian, particularly described as follows: Beginning at a point 675 feet West of the Northeast corner of the said Section 11, South 29°11' West 350 feet; thence South 40°11' West 400 feet; thence South 57°26' West 1165 feet to North line of East Canyon Creek Reservoir Right of Way; thence West 1202.5 feet; thence North 280 feet to the North line of said Section 11; thence East 1202.5 feet to place of beginning.

PARCEL 10: A portion of Section 11, Township 2 North, Range 3 East, Salt Lake Base and Meridian, particularly described as follows: Beginning at a point 1980 feet South and 87 feet East of the Northwest corner of said Section 11; thence meandering along the road South 31°41' West 300 feet; thence North 30°41' East 300 feet; thence South 33°53' West 125 feet;

Revenue stamps in the amount of \$2.10 affixed and cancelled.

East 186 feet; thence North 58°31' East 185 feet; thence South 51°45' East 170 feet; thence South 80°25' East 285 feet; thence North 70°56' East 490 feet; thence North 52°32' East 700 feet, more or less, to the North line of the South half of the South half of the above said quarter section; thence leaving said road and running West along said line 1965 feet, more or less, to beginning.

PARCEL 11: A portion of the Northeast quarter of Section 10, Township 2 North, Range 3 East, Salt Lake Base Meridian, particularly described as follows: Beginning at the Northwest corner of said quarter section, running thence South 1152 feet, more or less, to road; thence meandering along said road as follows, North 55°35' East 172 feet; thence North 42°47' East 168 feet; thence South 48°51' East 116 feet; thence South 72°21' East 151 feet; thence North 80°41' East 57 feet; thence North 42°37' East 62; thence North 9°30' East 192 feet; thence South 75°22' East 59 feet; thence South 35°45' East 54 feet; thence North 61°11' East 178 feet; thence North 45°21' East 187 feet; thence North 32°33' East 368 feet; thence North 4°57' East 35 feet; thence North 11°45' West 90 feet; thence North 72°26' East 122 feet; thence North 40°45' East 20 feet to the East line of the West half of the Northeast quarter of said Section 10; thence North along the East line of the West half of the said Northeast quarter 148 feet to the North line of said quarter section; thence West along said line 1320 feet, more or less, to beginning.

The property herein described contains 8706.87 acres, more or less.

TOGETHER with water right number 374 for 8.50 acres for irrigation and stock watering purposes and water right number 361 for 8.50 acres for irrigation purposes as set forth and defined in that certain judgment and decree of the District Court of the Second Judicial District of the State of Utah in and for Weber County, Utah, in that certain action entitled, "PLAIN CITY IRRIGATION COMPANY, a corporation, Plaintiff, versus COOPER IRRIGATION COMPANY, a corporation, et al., Defendants", and numbered 7487, page 33 thereof.

SUBJECT to an existing mortgage made and executed by Edwin J. Kearnes also known as E. J. Kearnes, and Cwanda Kearnes, his wife, and Edwin J. Kearnes, Jr., also known as E. J. Kearnes, Jr., and Eleanor P. Kearnes, his wife, in favor of the Federal Land Bank of Berkeley, dated December 1, 1934, and recorded January 21, 1935 in Book B-704 Mortgages, page 320, Records of Morgan County, Utah, which said mortgage the Grantees herein expressly assume and agree to pay according to the terms thereof.

Reserving and excepting unto the Grantor, its successors or assigns forever, an undivided one-half 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 hereby reserved. The respective parties may conduct said operations jointly and severally, and each shall be entitled to one-half of the net income resulting from such joint and several commercial operations after all obligations incurred by either party in connection therewith have first been paid from the gross income, whereupon, each party shall have an undivided one-half interest in and to all physically removable capital investments and an equal right to the use and benefits of all other capital investments. Until each party is reimbursed, their respective legal interests in and to physically removable capital investments shall be in ratio to the amount expended therefor by each party.

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 an undivided half interest unto said Grantees, Roy Mortenson and Vera Mortenson, to the survivor of them, and to the heirs of assigns of such survivor.

TO HAVE AND TO HOLD an undivided half interest unto said Grantees, Harley Mortenson and ERILK Mortenson, to the survivor of them, and to the heirs or assigns of such survivor.

IN WITNESS WHEREOF, the Federal Farm Mortgage Corporation has caused this instrument to be executed October 26, 1942.

FEDERAL FARM MORTGAGE CORPORATION  
By The Federal Land Bank of Berkeley  
Attorney In Fact

(SEAL)

By WM. E. Woolf  
Assistant Vice-President

By John W. Lawton  
Assistant Secretary

Approved as to Form  
N. J. Donald

STATE OF CALIFORNIA ) ss:  
County of Alameda )

On October 24, 1942, personally appeared before me WM. E. WOOLF who, being by me duly sworn did say that he is the Assistant Vice-President of the Federal Land Bank of Berkeley, and on said date personally appeared before me JOHN W. LAWTON, who, being by me sworn, did say that he is the Assistant Secretary of said Bank, and said persons did say that said Bank is the attorney in fact of the Federal Farm Mortgage Corporation, and that said instrument was signed on behalf of the Federal Farm Mortgage Corporation by authority, and said WM. E. WOOLF and JOHN W. LAWTON acknowledged to me that said Bank as such attorney in fact executed the same by authority of its by-laws.

R. Cook  
Notary Public in and for Alameda County,  
California.  
Residing at Oakland, California.

My Commission will expire:  
April 22, 1946.  
(SEAL)

Recorded at the Request of Federal Farm Mortgage Corporation, December 14, 1942; at 50 minutes past 10:00 o'clock A. M.

County Recorder

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No. 20504

WARRANTY TRACT

WINNIE C. FREED, a widow, of Stoddard County of Morgan, State of Utah, hereby conveys and warrants to George Laird Freese and Geneva Julia Freese, his wife, as joint tenants by entireties with full rights of survivorship, Beneficiaries of Stoddard County of Morgan, State of Utah, for the sum of One Dollar and other valuable considerations, the following described tract of land in Morgan County, State of Utah:

In the Northeast quarter of the Northwest quarter of Section 22, Township 4 North, Range 2 East of the Salt Lake base and Meridian, True Bearing:  
Beginning at a point 1010.7 feet South and 1029.2 West from the North Quarter Section Corner of the section 22, (Intersection of fences; stone is missing), and running thence North 77° 56' West 70.5 feet along the northwesterly side of the State Highway; thence North 5° 40' East 492.5 feet; thence South 23° 50' East 88.0 feet; thence South 69° 46' West 338.5 feet to the point of beginning. Contains 3.54 Acres.  
Together with the benefits, appurtenances and appurtenances thereto belonging or in anywise connected therewith, including all water and other rights, ditches and ditches thereon.