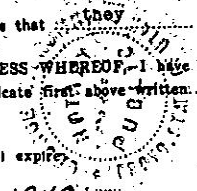


State of Utah ACKNOWLEDGMENT  
County of Utah  
On November 19, 1945 before me, George H. Brown  
a Notary Public in and for said County, in the State of Utah personally appeared  
IVAN K. TIPPETTS and MARY ALICE TIPPETTS, his wife,

known to me to be the person(s) whose name(s) are subscribed to the within instrument, and  
acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and  
year in this certificate first above written.

My commission will expire Jan. 10, 1949  
Notary Public in and for Utah  
County, State of Utah



12574  
11-5-45  
1945 DEC 14 PM 12:32  
FLORENCE R. FILLMORE  
Notary Public  
Utah

C 2767

12574  
SPECIAL WARRANTY DEED

THE FEDERAL LAND BANK OF BERKELEY, a corporation, Grantor, with a principal place  
of business in the City of Berkeley, State of California, hereby CONVEYS and WARRANTS to  
IVAN K. TIPPETTS and MARY ALICE TIPPETTS, his wife, as joint tenants,

Grantee, of Lehi, Utah, in  
consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the following

described land in Utah County, State of Utah, to-wit:  
**PARCEL 1:** Commencing at the quarter corner on the South boundary of Section  
11, Township 5 South, Range 1 West, Salt Lake Base and Meridian;  
thence West 1320 feet to the East side of the Utah Lake Irrigation Company's  
canal right of way; thence North 31° East 1077 feet along canal right of way;  
thence North 49° 13' East 638.3 feet along canal right of way; thence East  
282 feet; thence South 1340 feet to the point of beginning; containing 29 acres,  
more or less.

EXCEPTING THEREFROM all that portion of the Southeast quarter of the South-  
west quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and  
Meridian, lying Southeasterly of the Utah Lake Distributing Company Canal and  
Easterly of the following described right of way: Beginning at the intersection  
of the South boundary line of said Section 11 and center line of survey of  
F.A.S. Project No. 102 at Engineer's Station 392 + 04.5 which point is 149.4 feet  
Westerly along said South section line from the south quarter of said Section  
11; thence North 12° 12' West 1254.5 feet, more or less, to the intersection  
of said center line of survey at Engineer's Station 379 + 50 and the North-  
westerly boundary line of grantor's land which point is 149.4 feet Westerly  
along said South section line and 1254.5 feet North 12° 12' West along said  
center line of survey from said South quarter corner of Section 11 as shown  
on the official map of said project on file in the office of the State Road  
Commission of Utah. Said exception containing 7 acres, more or less.

**PARCEL 2:** Commencing at the Southwest corner of the Northwest quarter of the  
Northeast quarter of Section 14; Township 5 South, Range 1 West,  
Salt Lake Base and Meridian; thence East 100 feet to a point 13 feet West from  
the center line of the Utah Lake Irrigation Company's canal; thence North  
25° 31' East 212 feet; thence South 74° 09' East 700 feet; thence East 125  
feet; thence North 1320 feet; thence West 990 feet; thence South 1320 feet to



ONCE AGAIN

the place of beginning; containing 28.52 acres, more or less,  
EXCEPTING THEREFROM: Beginning 106 feet North and 370 feet East of the  
Southwest corner of the Northwest quarter of the Northeast quarter of said  
Section 14; thence a strip 2 rods wide, extending 3/4 of a rod to the left  
and 1/4 rods to the right (said point being on the center line of canal) from  
center line North 38° 29' East 236 feet; thence North 88° 39' East 100 feet; thence  
North 48° 19' East 500 feet; containing 0.63 of an acre, more or less.

SUBJECT to an easement granted and conveyed to the State Road Commission of Utah  
by that certain Deed of Right of Way executed by The Federal Land Bank of Berkeley  
dated January 21, 1943.

PARCEL 3: Beginning at the Northwest corner of the Northeast quarter of the  
Northeast quarter of Section 14, Township 5 South, Range 1 West, Salt  
Lake Base and Meridian; thence North 429 feet; thence East 805 feet to a point  
13 feet to the left of the center line of Utah Lake Irrigation Company's canal;  
thence parallel with and 13 feet from said center line as follows: South 5° 50'  
East 642.1 feet; thence South 19° 34' West 270 feet; thence North 83° 03' West  
289.5 feet; thence South 53° 49' West 300.9 feet; thence South 71° 30' West 263  
feet; thence North 690.3 feet to beginning; containing 18.34 acres, more or less.

PARCEL 4: Beginning 204 feet West from the Northeast corner of Section 14, Town-  
ship 5 South, Range 1 West, Salt Lake Base and Meridian; thence South  
7° 08' East 400 feet; thence South 2° 17' East 1391.5 feet; thence North 87° 18'  
West 482.5 feet; thence North 61° 08' West 300 feet; thence North 72° 38' West  
500 feet; thence North 744 feet to a point 20 feet to the right of the center line  
of Utah Lake Irrigation Company's canal; thence parallel with and 20 feet distant  
from the center line of said canal as follows: North 71° 30' East 272.4 feet;  
thence North 53° 49' East 292 feet; thence South 83° 03' East 302.9 feet; thence  
North 19° 34' East 304 feet; thence North 5° 50' West 646.3 feet; thence East  
218 feet; thence South 429 feet; thence East 60 feet to the place of beginning;  
containing 35.86 acres, more or less.

EXCEPTING THEREFROM a strip of land 1/4 rods wide along the North side of above  
described land for a right of way for road purposes; containing 0.60 of an acre,  
more or less.

PARCEL 5: Commencing at the Northeast corner of Section 14, Township 5 South,  
Range 1 West, Salt Lake Base and Meridian; thence West 204 feet; thence  
South 7° 8' East 400 feet; thence South 2° 17' East 1391.5 feet; thence South  
56.15 feet; thence East to East side of Section 14; thence Southeasterly 1122  
feet, more or less, to bridge across Jordan River; thence down the Jordan River,  
following its meandering course to its intersection of the North line of Section  
13; thence West 495 feet to the place of beginning; containing 22.59 acres, more  
or less.

SUBJECT to the right and easement of Utah & Salt Lake Canal Company, Provo  
Reservoir Company, Draper Irrigation Company and East Jordan Irrigation Company,  
respectively, corporations, duly organized and existing under and by virtue of  
the laws of the State of Utah, and the Utah Copper Company, organized and exist-  
ing under and by virtue of the laws of the State of New Jersey, their successors  
and assigns, to flood and submerge and cover not to exceed two feet above com-  
promise point that part of the above described property as follows:

Commencing at a point on the Southerly or Westerly bank of the Jordan River  
situate 1 foot East of an artesian well, said point being in the Northwest quar-  
ter of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian;  
thence Easterly and Southerly up the Jordan River along its said bank and follow-  
ing its meandering course to the bridge across said Jordan River, thence North-  
westerly to a point due South of the place of beginning; thence North to the  
point of beginning, containing an area of 5 acres, more or less.

TOGETHER with 63 shares of Utah Lake Distributing Company, Saratoga District,  
and 53 shares of Utah Lake Distributing Company, Gardner District, stock.

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, naptha, 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, to the survivor of them, and to the  
heirs or assigns of such survivor.

IN WITNESS WHEREOF, THE FEDERAL LAND BANK OF BERKELEY has caused this instrument to be

160 46-36  
SE 1/4 of SE 1/4 Sec 14  
71 1/2' x 71 1/2' Sec 14  
160 46-36  
E 1/2 of NE 1/4 Sec 14  
SE 1/4 of SE 1/4 Sec 14  
160 46-36  
W 1/2 of NE 1/4 Sec 14

575

executed and its corporate seal to be affixed by its proper and duly authorized officers on

October 5, 1945

THE FEDERAL LAND BANK OF BERKELEY

By *[Signature]* Assistant Vice-President

By *[Signature]* Assistant Secretary

D45119

Notary Public for Signature  
*[Signature]*

STATE OF CALIFORNIA }  
County of Alameda }

On October 24, 1945 before me, the undersigned Notary Public, personally

appeared WM. E. WOOLF and R. J. MEACHER 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.

*[Signature]*  
Notary Public in and for said County and State,  
Residing at Berkeley, California

My commission expires:  
April 22, 1946

7-12-45  
1945 DEC 14 PM 12:27  
FLORENCE P. HILMORE  
Notary Public  
12574

a.l.e.

12840

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF UTAH, SITTING AT UTAH COUNTY.

In the Matter of the Estate of John Thomas Deceased. ORDER CONFIRMING SALE OF REAL ESTATE AND PERSONAL PROPERTY. No. 5329 Probate

77-1755

*[Handwritten notes]*

Comes now A.L.Booth, the Administrator de bonis Non of the Estate of John Thomas, deceased, and proves to the satisfaction of the Court that his Report of sale of Real Estate and Personal property was filed in the office of the Clerk of this Court on the 3rd day of December, A.D.1945, and thereupon the Clerk appointed the 15th day of December, 1945 as the time for hearing said Report of Sale of Property, and gave due notice of such hearing by posting and mailing as required by law and the order of the Court; and said matter now coming on for hearing, the Court after hearing the evidence and examining the records and files in said matter now finds that said sale was legally made and fairly conducted, and in full compliance with the Statutes of the State of Utah relating to sales of real estate and personal property by Executors and Administrators; and thereupon in open Court Grover Johns having in writing offered the sum of Four Hundred and Fifty-five Dollars cash for the property described in the original bid of Claude Williams, and hereinafter described, and he being a responsible person, and no one else offering a higher bid, the Court thereupon accepted said bid of Grover Johns and ordered the sale confirmed accordingly;