

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

E% 12-44-20

That UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Nebraska, Grantor, in consideration of the sum of One Hundred Ninety-Four Thousand Seven Hundred Three Dollars and Thirty-Four Cents (\$194,703.34) to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does REMISE, RELEASE and forever QUITCLAIM unto OREGON SHORT LINE RAILROAD COMPANY, a corporation of the State of Utah, whose post office address is 1416 Dodge Street, Omaha, Nebraska 68179, Grantee, its successors and assigns, forever, all its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the parcel of real estate situated in the East Half (E 1/2) of Section 12, Township 4 North, Range 2 West of the Salt Lake Base and Meridian in the City of Clearfield, County of Davis, State of Utah, described in Exhibit A hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby quitclaimed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by Grantee, Grantee's successors and assigns.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD the lands described in Exhibit A, subject to the aforesaid exception and reservation, unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its Vice President and

BOOK 1042
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RECORDED AT REQUEST OF
Union Pacific System
1985 JUL -8 AM 9:57
CAROL LEAH PAGE
DAVIS COUNTY RECORDER
DEPUTY *47* FEE *9.00*

*1416 Dodge St. #306
Omaha, Ne. 68179*

attested by its Assistant Secretary, and its corporate seal
to be hereunto affixed the 17th day of MAY,
1985.

In Presence of:

UNION PACIFIC LAND RESOURCES
CORPORATION

Ra Marshall

By [Signature]
Vice President

Attest:

[Signature] (Seal)
Assistant Secretary

STATE OF NEBRASKA)
) SS)
COUNTY OF DOUGLAS)

On this 17th day of MAY, 1985,
before me, Notary Public in and for said County in the
State aforesaid, personally appeared L.E. OLSON,
to me personally known, and to me personally known to be
Vice President of UNION PACIFIC LAND
RESOURCES CORPORATION, and to be the same person whose
name is subscribed to the foregoing instrument, and who,
being by me duly sworn, did say that he is
Vice President of Union Pacific Land
Resources Corporation; that the seal affixed to said in-
strument is the corporate seal of said corporation; and
that said instrument was signed and sealed on behalf of
said corporation by authority of its board of directors;
and the said L.E. OLSON acknowledged said
instrument to be his free and voluntary act and deed, and
the free and voluntary act and deed of said corporation,
by it voluntarily executed, for the uses specified therein.

IN WITNESS WHEREOF, I have hereunto set my hand
and official seal the day and year last above written.

My commission expires 8-19-88.

T.A. Peterson
Notary Public

Residing at Omaha, NE
(SEAL)

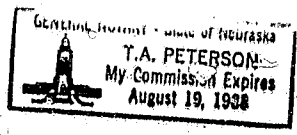


EXHIBIT A

That certain tract of land heretofore conveyed by Union Pacific Railroad Company to Union Pacific Land Resources Corporation by Quitclaim Deed dated April 1, 1971, recorded December 28, 1973 as Instrument No. 389867 in Book 531, page 11 in the Records of Davis County, Utah, said tract being previously conveyed by Keith B. Sorensen and Carolyn J. Sorensen, his wife, to Union Pacific Railroad Company by Warranty Deed dated June 13, 1968, recorded June 13, 1968, as Instrument No. 321299 in Book 392 Page 544 of the records of Davis County, Utah, and by Quitclaim Deed dated June 13, 1968, recorded June 13, 1968, as Instrument No. 321298 in Book 392, Page 542 in the records of Davis County, said tract being more particularly described as follows:

An irregular tract of land situated in the East Half (E $\frac{1}{2}$) of Section 12, Township 4 North, Range 2 West of the Salt Lake Base and Meridian, in the City of Clearfield, Davis County, Utah, bounded and described as follows:

Beginning at a point in the east and west centerline of said Section 12 that is South 89 degrees 53 minutes 56 seconds East, 437.58 feet from the center of said Section 12;

thence North 0 degrees 06 minutes 04 seconds East, a distance of 525.0 feet, more or less, to an old existing fence line;

thence South 89 degrees 53 minutes 56 seconds East along said fence line, a distance of 1096.09 feet;

thence South 0 degrees 06 minutes 04 seconds West, a distance of 232.5 feet;

thence South 89 degrees 53 minutes 56 seconds East, a distance of 476.05 feet, more or less, to a point on the westerly right of way line of U.S. Highway No. 91;

thence southeasterly along said westerly right of way line of U.S. Highway No. 91, which is a straight line that is parallel with and 50.0 feet distant southwesterly, measured at right angles, from the centerline of survey for F. A. Project No. 59, a distance of 365.43 feet, more or less, to a point in the east and west centerline of said Section 12 (said centerline of survey for F. A. Project No. 59 intersects said east and west centerline at a point 358 feet distant west from the east quarter corner of said Section 12 measured along said east and west centerline);

thence continuing southeasterly along said westerly right of way line of U.S. Highway No. 91, a distance of 701.41 feet, more or less, to a point in the east line of said Section 12 (said centerline of F. A. Project No. 59 intersects said east line of Section at a point 478 feet distant south of the east quarter corner of said Section 12 measured along said east line);

thence South 0 degrees 06 minutes 05 seconds West along said east line of Section 12, a distance of 757.04 feet, more or less, to the southeast corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 12;

thence North 89 degrees 53 minutes 18 seconds West along the south line of said Northeast Quarter of the Southeast Quarter

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(NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 12, a distance of 1326.0 feet, more or less, to the southwest corner thereof;

thence South 0 degrees 09 minutes 41 seconds West along the east line of the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of said Section 12, a distance of 164.02 feet, more or less, to a point on the easterly right of way line of the Oregon Short Line Railroad Company;

thence North 29 degrees 57 minutes 56 seconds West along said easterly right of way line which is a straight line that is parallel with and 100 feet distant northeasterly, measured at right angles, from the centerline between the double main tracks of said Oregon Short Line Railroad Company as now constructed and operated, a distance of 1712.67 feet, more or less, to a point in said east and west centerline of Section 12;

thence North 89 degrees 53 minutes 56 seconds West, along said east and west centerline of Section 12, a distance of 27.42 feet, more or less, to the POINT OF BEGINNING.

Containing an area of 69.17 acres, more or less.

Subject to a right of way over the east 33 feet of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 12 for a roadway known as 1000 East Street. Containing an area of 0.59 acres, more or less.