

Recording Requested by:
First American Title Company, LLC
1755 Prospector Avenue, Suite A-100
Park City, UT 84060
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00960642 B: 2164 P: 0879

Page 1 of 4

Alan Spriggs, Summit County Utah Recorder

12/31/2012 04:30:42 PM Fee \$26.00

By FIRST AMERICAN - PARK CITY

Electronically Recorded

AFTER RECORDING RETURN TO:

Judd Dairy Farms LLC
115 West Judd Lane
Coalville, UT 84017

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **041-5511867 (MCM)**
A.P.N.: **NS-101**

Lloyd Brent McQueen and Jennie N. McQueen, Grantor, of , County, State of , hereby CONVEY AND WARRANT to

Judd Dairy Farm, Inc., a Utah corporation, Grantee, of **Coalville, Summit** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Summit** County, State of **Utah**:

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2013** and thereafter.

Witness, the hand(s) of said Grantor(s), this **December 31, 2012**.

Lloyd Brent McQueen
Lloyd Brent McQueen

Jennie N. McQueen
Jennie N. McQueen

STATE OF Utah)
County of Summit) ss.

On Dec 31, 2012, before me, the undersigned Notary Public, personally appeared **Lloyd Brent McQueen and Jennie N. McQueen**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 3/30/14

Marie McClelland
Notary Public

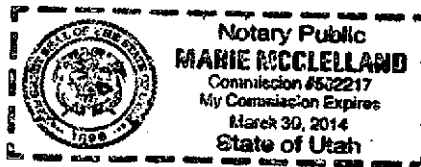


EXHIBIT "A "

Escrow No. **041-5511867 (MCM)**
A.P.N.: **NS-101**

TRACT NO. 1:

BEGINNING AT A POINT THAT IS 7-21/25 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 40-4/25 RODS; THENCE NORTH 84°21' WEST 86.9 RODS; THENCE SOUTH 50° WEST 22-2/5 RODS; THENCE SOUTH 8° WEST 14-2/5 RODS; THENCE SOUTH 15° WEST 16 RODS; THENCE SOUTH 5°39' WEST 16-2/5 RODS; THENCE SOUTH 84°21' EAST 26-22/25 RODS; THENCE NORTH 5°39' EAST 16-2/5 RODS; THENCE SOUTH 84°21' EAST 86 RODS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE STATE ROAD COMMISSION OF UTAH AS DISCLOSED BY QUIT CLAIM DEED RECORDED APRIL 06, 1964 AS ENTRY NO. 98538 IN BOOK J AT PAGE 49 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND FOR HIGHWAY KNOWN AS PROJECT NO. 80-4 SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF THE GRANTORS LAND WHICH POINT IS APPROXIMATELY 660 FEET SOUTH AND 398 FEET WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 8°00' WEST 14.4 RODS; THENCE SOUTH 15°00' WEST 16 RODS; THENCE SOUTH 5°39' WEST 232 FEET MORE OR LESS, TO A POINT 76.0 FEET RADIALLY DISTANT EASTERLY FROM THE CENTER LINE OF SURVEY OF THE EASTBOUND LANE OF SAID PROJECT; THENCE NORTHEASTERLY 66 FEET MORE OR LESS, ALONG THE ARC OF A SPIRAL WHICH IS CONCENTRIC WITH AND 76.0 FEET RADIALLY DISTANT EASTERLY FROM A 300.0 FEET TEN-CHORD SPIRAL FOR A 2°30' CURVE TO THE RIGHT; THENCE NORTH 22°44' EAST 240.01 FEET TO A POINT OF TANGENCY WITH A 4168.55 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 348.82 FEET ALONG THE ARC OF SAID 4168.55 FEET RADIUS CURVE; THENCE NORTHEASTERLY 197 FEET, MORE OR LESS, ALONG A STRAIGHT LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE PARK CITY BRANCH OF THE UNION PACIFIC RAILROAD 50.0 FEET PERPENDICULARLY DISTANT WESTERLY FROM RAILROAD ENGINEER STATION 506+58.4; THENCE NORTHERLY 88 FEET MORE OR LESS, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD TO A NORTHWESTERLY BOUNDARY LINE OF SAID GRANTORS LAND; THENCE SOUTH 50°00' WEST 262 FEET, MORE OR LESS, ALONG SAID NORTHWESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE STATE OF UTAH, DIVISION OF PARKS AND RECREATION FOR RAILWAY AS DISCLOSED BY QUIT CLAIM DEED RECORDED JULY 03, 1989 AS ENTRY NO. 310099 IN BOOK 527 AT PAGE 47 OF OFFICIAL RECORDS.

TRACT NO. 2:

BEGINNING AT A POINT 15.29 CHAINS NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 6.95 CHAINS; THENCE NORTH 86°27' WEST 21.50 CHAINS; THENCE SOUTH 3°33' WEST 4.10 CHAINS; THENCE NORTH 86°27' WEST 3.80 CHAINS; THENCE SOUTH 3°33' WEST 2.57 CHAINS; THENCE SOUTH 86°27' WEST 0.43 CHAINS; THENCE SOUTH 3°33' WEST 17.53 CHAINS TO A POINT 6.65 CHAINS WEST OF THE CENTER OF SAID SECTION 4; THENCE EAST 6.65 CHAINS; THENCE NORTH 0.30 CHAINS; THENCE NORTH 88°30' EAST 4.45 CHAINS; THENCE NORTH 18°00' EAST 6.25 CHAINS; THENCE NORTH 2°00' EAST 5.16 CHAINS, THENCE SOUTH 88°30' EAST 7.25 CHAINS; THENCE NORTH 2°00' EAST 5.00 CHAINS; THENCE SOUTH 66°27' EAST 5.50 CHAINS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HARDY ESTATES SUBDIVISION PLAT RECORDED MAY 20, 2009 AS ENTRY NO. 872868 THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE STATE OF UTAH, DIVISION OF PARKS AND RECREATION FOR RAILWAY AS DISCLOSED BY QUIT CLAIM DEED RECORDED JULY 03, 1989 AS ENTRY NO. 310099 IN BOOK 527 AT PAGE 47 OF OFFICIAL RECORDS.

TRACT NO. 3:

BEGINNING AT A POINT 0.30 CHAINS NORTH AND NORTH 88°30' EAST 4.45 CHAINS FROM THE CENTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 18°00' EAST 6.25 CHAINS; THENCE SOUTH 5°21' EAST 2.284 CHAINS; THENCE SOUTH 36°23' WEST 4.222 CHAINS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HARDY ESTATES SUBDIVISION PLAT RECORDED MAY 20, 2009 AS ENTRY NO. 872868 THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

TRACT NO. 4:

A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT THAT IS 20 CHAINS WEST FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 1 NORTH OF RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 12.06 CHAINS; THENCE NORTH 10°50' EAST 28.91 CHAINS; THENCE NORTH 77°07' EAST 6.80 CHAINS TO THE FORTY LINE; THENCE SOUTH 29.96 CHAINS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED UNDER WARRANTY DEED RECORDED APRIL 15, 2009 AS ENTRY NO. 869858 IN BOOK 1977 AT PAGE 339 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 699 FEET SOUTH AND 921 FEET EAST OF THE CENTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 10°30' EAST 81 FEET; THENCE NORTH 85°15' EAST 125 FEET; THENCE NORTH 4°45' WEST 103 FEET; THENCE SOUTH 75°00' WEST 126.9 FEET TO THE PLACE OF BEGINNING.

Together with the water and water rights appurtenant to or used in connection with any and all of the above described land, and more particularly, that portion of the 29 shares of the Capital stock of Hoytsville Irrigation Company, (evidenced by Certificate No. 352 of said company), and that portion of the 10.2 shares of the Cottonwood Creek Irrigation Company appurtenant to the above described parcels of land.

Together with all of the right, title and interest, however the Grantors interests may appear, in and to the mineral rights on or underlying the parcels of land herein conveyed.