

244515
WARRANTY DEED

R.M.W. INVESTMENT COMPANY, a Corporation organized and existing under the laws of the State of Nevada, with its principal office at the City of Las Vegas, Nevada, County of Clark, State of Nevada, GRANTOR, hereby conveys and warrants to the UNITED STATES OF AMERICA, GRANTEE, acting pursuant to the provisions of the Act of June 17, 1902 (32 Stat. 388), and Acts amendatory thereof or supplementary thereto, for the sum of twenty five thousand and no/100 (\$25,000.00), the following-described land, located in Summit County, State of Utah, to-wit:

PARCEL NO. JDR-Hy-189-61:24:A (Fee Title)

A parcel of land in fee for an expressway known a Project No. NF-61, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirteen (13), Township Two (2) South, Range Five (5) East, Salt Lake Base and Meridian, Summit County, Utah, being more particularly described as follows:

Beginning at the Southeast corner of said Section Thirteen (13); thence North 0°30'59" West (highway bearing) Two Hundred Fifty-eight and Thirty Hundredths (258.30) feet, more or less, to a point One Hundred Forty (140) feet perpendicularly distant Northerly from the center line of said project; thence North 89°51'00" West Three Hundred Ninety-three and Ninety-two Hundredths (393.92) feet, more or less, to a point opposite Engineer Station 510+76.20; thence North 89°24'02" West Eight Hundred Sixty-three and Forty-four Hundredths (863.44) feet; thence Westerly Fifty-nine and Ninety-five Hundredths (59.95) feet, more or less, along the arc of a Forty Hundred Thirty-nine and Seven Hundred Nineteen Thousandths (4039.719) foot radius curve to the left, to the West line of said Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) (Note: Tangent to said curve at its point of beginning bears South 79°15'25" West); thence South 0°35'17" East (highway bearing) Two Hundred Sixty-nine and Thirty Hundredths (269.30) feet, more or less, along said West line to the South line of said Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$); thence North 89°27'14" East (highway bearing) Thirteen Hundred Fifteen and Seventy-four Hundredths (1315.74) feet, more or less, along said South line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel No. JDR-Hy-189-61:24:A contains a total of Eight and Eleven Hundredths (8.11) acres, more or less.

(Note; All highway bearings in the above description are based on the Utah State Plane Coordinate System.)

DESCRIPTION CERTIFIED CORRECT
Name Alvin J. Spring Date 1/21/57

REC. BY ALVIN SPRING
SUMMIT COUNTY RECORDER

88 MAR 25 PM 2:45

287914 SECURITY TITLE CO.

RED NOTE AB

Together with all appurtenances thereto belonging or in anywise appertaining, including improvements, but excepting and reserving to the Grantor, all water and water rights.

Excepting and reserving from said conveyance any coal, oil, gas, and other mineral rights (but not sand and gravel) owned by the Grantor in the above-described land, together with the right to prospect for and remove the same, but any rights reserved hereunder shall be exercised in such a manner as will not interfere with the construction, operation, and maintenance of the relocated U.S. Highway 189 or any works of the Central Utah Project.

In order to construct and maintain a public highway as an expressway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Grantor hereby agrees to release and relinquish to the United States, or its assigns, any and all rights of ingress to or egress from the Grantor's remaining property contiguous to Parcel No. JDR-Hy-189-61:24:A. EXCEPTING and reserving to the Grantor, successors, or assigns, the right of access to the nearest roadway of said highway over and across the Northerly right of way line for two Sixteen (16) foot sections, which said sections center at points directly opposite Highway Engineer Stations 508+00.00 and 514+62.00.

Subject to coal, oil, gas, and other mineral rights reserved to or outstanding in third parties as of the date of this deed; also, subject to rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits, or pipelines on, over, or across said lands in existence on such date.

This real property is acquired by the Bureau of Reclamation, Department of the Interior, for the United States of America.

WITNESS the hand of said Grantor this 1st day of February A.D., 1988.

R.M.W. Investment Company

CORPORATE No Seal
SEAL

By Robert M Wall
President RmW Investment Co.
TITLE

ATTEST:

Jessie Houghland
Jessie
Title

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Salt Lake)

On this 1st day of February, 1988, personally appeared before me ROBERT M. WALL and JOANNE DOUGLAS, who being by me duly sworn did say, each for themselves, that he, the said Robert M. Wall is the President, and that she, the said Joanne Douglas, is Secretary of R.M.W. INVESTMENT COMPANY, a Nevada Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a Resolution of its Board of Directors, and said Robert M. Wall and Joanne Douglas each duly acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

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



Evan M. Rudd
Notary Public in and for the
State of Utah
Residing at Murray
My Commission Expires:

September 21, 1990