

WHEN RECORDED, MAIL TO:  
Don W. Sjogren  
P.O. Box 592  
Ferron, Utah 84523

348583 B 0242 P 315  
DATE 3-JUN-1998 15:06PM  
FEE: 13.00 CHARGE  
DIXIE SWASEY, RECORDER  
FILED BY SLB  
FOR EMERY COUNTY ABSTRACT & TITLE  
EMERY COUNTY CORPORATION

**WARRANTY DEED**  
(Corporate Form)

J. B. Ranch, Inc.,

GRANTOR, of 1490 West 800 North, Mapleton, Utah 84664,

hereby CONVEYS and WARRANTS to

Don W. Sjogren and Lisa A. Sjogren, husband and wife as joint tenants,

GRANTEE, of P.O. Box 592, Ferron, Utah 84523,

for the sum of TEN AND 00/100 (\$10.00) DOLLARS, the following described tract of land in EMERY County, State of Utah, to-wit:

SEE ATTACHED EXHIBIT "A"

\*Singular and Plural are interchangeable as context requires.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 28th day of May A.D., 1998.

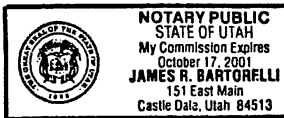
J. B. Ranch, Inc.

*Lynn Bjarnson*  
\_\_\_\_\_  
Lynn Bjarnson, President

STATE OF UTAH

County of Emery

On the 28th day of May, A.D. 1998 personally appeared before me Lynn Bjarnson, who being by me duly sworn did say, for himself, that he, the said Lynn Bjarnson is the President, of J. B. Ranch, Inc., and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors and said Lynn Bjarnson duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



*James R. Bartorelli*  
\_\_\_\_\_  
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

The following described land situated in Emery County, State of Utah:

Tax Id#05-0073-0006

BEGINNING at a point which is North 0 deg. 24'30" West, 757.04 feet from the Southeast corner of the Northwest quarter of Section 3, Township 20 South, Range 7 East, SLB&M, said point being on the East boundary of said quarter at a point in-line with an existing fence line; thence North 0 deg. 24'30" West 1298.03 feet along the East boundary of said quarter to the East right-of-way line of Utah Highway 10; thence South 48 deg. 55'21" West 61.53 feet along said right of way line to the beginning of circular curve to the left having a Radius of 1780.47 feet and an Arc length of 829.71 feet; thence Southerly 829.71 feet along said right of way (chord bears South 35 deg. 34'21" West, 822.22 feet); thence South 21 deg. 58'02" West 593.13 feet along said right of way to an existing fence corner; thence South 87 deg. 04'03" East 756.83 feet along said fence line to the point of beginning.

TOGETHER with an easement and right of way for egress and ingress and Utilities to the following, being 25 feet on each side of the following centerline.

BEGINNING at a point which is North 0 deg. 24'30" West 757.04 feet from the Southeast corner of the Northwest quarter of said Section 3, said point being on the East boundary of said quarter at a point in-line with an existing fence line; thence South 86 deg. 44'16" West 169.30 feet along existing access road; thence North 86 deg. 04'27" West 333.77 feet along existing road; thence South 87 deg 29'44" West 134.55 feet along existing access road; thence South 71 deg. 32'09" West 98.78 feet along existing access road; thence South 45 deg. 00'06" West 183.45 feet; along existing access road; thence South 22 deg. 48'34" West 183.45 feet along existing access road; thence South 12 deg. 24'30" West 100.30 feet along existing access road; thence South 0 deg. 09'32" West 195.47 feet along existing access road to the North right of way line of County Road.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 1998 and thereafter.