

DOCUMENT  
SLR NO. 146-2  
ADDITIONAL NO. 26295

SERIAL NO. **15020**

SECURITY TITLE  
NO. \_\_\_\_\_

SPECIAL WARRANTY DEED

UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Utah, GRANTOR, hereby conveys and warrants against all claiming by, from, through, or under said Grantor, to MILES P. HURST, GRANTEE, for the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described parcel of land in Utah County, Utah, to wit:

A parcel of land situate in the West Half of the Northwest Quarter of Section 18, Township 9 South, Range 2 East of the Salt Lake Base and Meridian, in Utah County, State of Utah, bounded and described as follows:

Commencing at the intersection of the north line of said Section 18 with the centerline of the west-bounded main track of the Provo Subdivision of the Los Angeles and Salt Lake Railroad Company as now constructed and operated;

thence along said centerline of westbound main track, S. 36° 15' W., a distance of 1523.2 feet;

thence at right angles to said centerline of the westbound main track, N. 53° 45' W., a distance of 33 feet to the TRUE POINT OF BEGINNING, which is a point that is 25.0 feet northwesterly, measured radially, from the centerline of the northerly leg of the abandoned wye track of said Railroad Company, as formerly constructed and operated, said point being the beginning of a non-tangent curve concave northerly, the center of which bears N. 44° 05' 34" W., a distance of 434.28 feet;

thence along said curve and parallel with said northerly leg of wye track, through an angle of 76° 15' 34", an arc distance of 578.01 feet to the beginning of a compound curve concave northerly, having a radius of 436.17 feet;

thence along said curve and parallel with said northerly leg of wye track, through an angle of 4° 05', an arc distance of 31.08 feet;

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thence tangent to the end of said curve and parallel with and 25.0 feet northerly, measured at right angles, from the centerline of the stem of said abandoned wye track, N. 53° 45' W., a distance of 400 feet to the most northerly corner of that parcel of land conveyed by John H. Amos et ux, to the San Pedro, Los Angeles & Salt Lake Railroad Company by Warranty Deed dated December 10, 1908, L.P.D.A. No. 967;

thence along the northwesterly line of said parcel, S. 36° 15' W., a distance of 50 feet to the southwesterly line of said parcel, said point being 25.0 feet southwesterly, measured at right angles from said westerly extension of the centerline of the stem of the abandoned wye track;

thence along the southerly line of said parcel and parallel with said stem of abandoned wye track and its westerly extension, S. 53° 45' E., a distance of 400 feet to the beginning of a tangent curve concave southwesterly, having a radius of 436.17 feet;

thence along said curve and parallel with the southerly leg of the abandoned wye track, through an angle of 4° 05', an arc distance of 31.08 feet to the beginning of a compound curve, concave southwesterly, having a radius of 434.28 feet;

thence along said curve through an angle of 76° 15' 34", an arc distance of 578.01 feet to a point 33 feet distant northwesterly, measured at right angles, from said centerline of the westbound main track, said point being the most southerly corner of said parcel conveyed by John H. Amos et ux, by deed dated December 10, 1908;

thence parallel with said centerline of the westbound main track, N. 36° 15' E., a distance of 775.06 feet (776 feet per deed) to the TRUE POINT OF BEGINNING.

Containing an area of 2.757 acres, more or less.

TOGETHER with all water rights, rights of way, easements, tenements, hereditaments and appurtenances thereunto belonging.

EXCEPTING from this grant and reserving unto the Grantor, its successors and assigns forever, all minerals and all mineral rights of every kind and character now known to exist and hereinafter 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 the Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantee, its successors or assigns.

The above described property is conveyed subject to conditions, restrictions, reservations, easements and encumbrances of record or in place.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its Vice President and attested by its Assistant Secretary thereunto duly authorized, on the 2<sup>nd</sup> day of August, 1974.



UNION PACIFIC LAND RESOURCES CORPORATION

By [Signature]  
Vice President

Attest:

[Signature]  
Assistant Secretary

STATE OF NEBRASKA )  
  : ss  
County of Douglas )

On this 2<sup>ND</sup> day of August, 1974, before me,  
a Notary Public in and for said County, personally appeared \_\_\_\_\_

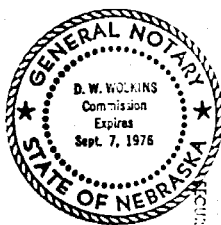
H. F. Hansen, to me personally known to be Vice President of  
the UNION PACIFIC LAND RESOURCES CORPORATION, who being duly sworn  
did say that the seal affixed to the foregoing instrument is the  
corporate seal of said corporation, and that said instrument was  
signed, sealed and executed in behalf of said corporation by author-  
ity duly conferred by its By-Laws and acknowledged to me said instru-  
ment to be the free act and deed of said corporation.

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

D. W. Wolkins  
Notary Public

Residing at Douglas County, Nebraska

My Commission Expires:  
September 7, 1976



②

RECORDED AT THE REQUEST OF  
SECURITY TRUST & ABS. CO.  
1974 AUG 16 PM 2:02  
MINA H. FIELD  
CLERK  
COUNTY RECORDS DEPT.  
FEE \$2.00  
IND. \$2.00  
PL. \$1.00  
ABS. \$2.00  
IND. \$2.00

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