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S.E.U.T. Co.

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Entry No. 418472
Recorded 8-9-89 10:35 Am
Bk. 415 Pg. 108 Fee 10⁰⁰
Lily Mae Noorlander

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Recorder of Grand County

WARRANTY DEED

LANNY D. THOMAS and GLENNA R. THOMAS, husband and wife, GRANTORS, of P. O. Box 292, Moab, Utah 84532, hereby convey and warrant to COLIN DON FRYER, GRANTEE, of 2763 South State, Salt Lake City, Utah 84115, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land situated in Grand County, State of Utah, to-wit:

PARCEL ONE: Township 24 South, Range 23 East, SLM

Section 2: Lots 2, 3, 4, 5, 8 and 9

PARCEL TWO: Township 24 South, Range 22 East, SLM

Section 26: Lots 7, 8 and 9

Section 35: Lot 1, NW $\frac{1}{4}$ NE $\frac{1}{4}$

EXCEPTING FROM Parcel Two all coal and other minerals reserved to the State of Utah in the Patent from the State of Utah to George E. White, recorded in the Grand County, Utah Recorder's Office on February 25, 1983, in Book 345 at page 223, together with the right of ingress and egress to prospect for, develop, mine and remove the same.

TOGETHER WITH all water and water rights associated with or appurtenant to Parcels One or Two, including the water right evidenced by Statement of Water Users Claim to Diligence Rights No. 251 filed with the Utah State Engineer's on May 21, 1955, and assigned the number 05-567 by the State Engineer's Office, for 5.0 c.f.s. from April 1 to November 30, for irrigation, plus water for domestic purposes and stockwatering year round, as more particularly set forth in the statement. GRANTORS make no warranty of any right to use the culinary water produced from the well on Parcel Two or of the right to divert it through the well.

SUBJECT TO the following encumbrances or easements on Parcels One and/or Two:

1. Rollback taxes which may be imposed on the above described property under the Farmland Assessment Act, §§59-2-501, et seq. Utah Code (1989) if the property does not qualify for agricultural valuation under the act.

2. Right of Way Easement dated August 23, 1961, in favor of San Miguel Power Association, Inc. recorded in the Grand County, Utah Recorder's Office on February 27, 1962, in Book 106 at page 322.

3. Right of Way Easement dated August 23, 1961, in favor of San Miguel Power Association, Inc., recorded in the Grand County, Utah Recorder's Office on February 27, 1962, in Book 106 at page 323.

4. Right of Way Easement dated June 25, 1962, in favor of San Miguel Power Association, Inc., recorded in the Grand County, Utah Recorder's Office on August 20, 1962, in Book 110 at page 602.

5. Right of Way for State Highway 128.

6. Any reduction in the size of lots described above resulting from changes in the course of the Colorado River.

7. The rights of the State of Utah, as the owner of the coal and other minerals under Parcel Two, or persons authorized by it, to prospect for, develop, mine and remove the coal and other minerals.

8. Lease Agreement dated February 11, 1981, from Tommy and Glenna White to Duayne C. Watson recorded on February 19, 1981, in the Grand County, Utah Recorder's Office in Book 320 at page 163, assigned to Ralph D. Brinton & Associates, Inc. by Assignment of

