

MNT: 34499

WHEN RECORDED RETURN TO:

Western States Ventures, LLC
Attn: Walter J. Plumb
90 South 400 West, Suite 360
Salt Lake City, Utah 84101

APN: 58-033-0038

ENT 61632:2013 PG 1 of 5
Jeffery Smith
Utah County Recorder
2013 Jun 26 08:47 AM FEE 21.00 BY EO
RECORDED FOR Metro National Title
ELECTRONICALLY RECORDED

Space Above Line for Recorder's Use Only

2792-95

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That UNION PACIFIC RAILROAD COMPANY, a Delaware corporation (successor in interest through merger with Union Pacific Railroad Company, a Utah corporation, successor in interest through merger with Los Angeles and Salt Lake Railroad Company, a Utah corporation) ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does REMISE, RELEASE and forever QUITCLAIM unto WESTERN STATES VENTURES, LLC, a Utah limited liability company, whose address is 90 South, 400 West, Suite 360, Salt Lake City, Utah 84101 ("Grantee"), its successors and assigns, forever, all its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the real estate (hereinafter, the "Property") situate in the County of Utah, State of Utah, more particularly described in **Exhibit A**, attached hereto and hereby made a part hereof.

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

Except as may be otherwise provided in a written assignment or other written agreement between Grantor and Grantee, Grantor reserves all income (including, without limitation, rentals, license fees and royalties from any license and other rights to use the Property) granted by Grantor or Grantor's predecessors in interest. Grantee agrees that if Grantee receives any such income, Grantee will promptly forward the income to Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized officers and its corporate seal to be hereunto affixed the 18th day of June, 2013.

Attest:

C. J. Meyer
Assistant Secretary

**UNION PACIFIC RAILROAD COMPANY,
a Delaware corporation**

By: Jon K. Lane

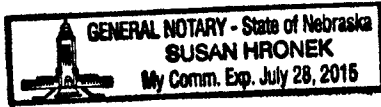
Title: Assistant Vice President - Real Estate

(Seal)

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On June 18, 2013, before me, a Notary Public in and for said County and State, personally appeared Tony K Love and C.J. Meyer, Assistant Vice President-Real Estate and Assistant Secretary, respectively, of UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Susan Hronek
Notary Public

(SEAL)

UNION PACIFIC RAILROAD COMPANY

EXHIBIT "A"

A parcel of land situate in and extending across the South one-half (1/2) of Section 9, and the Southwest quarter of Section 10, and the North one-half (1/2) of Section 15, Township 5 South, Range 1 West, of the Salt Lake Base and Meridian, in the County of Utah, State of Utah, bounded and described as follows:

Commencing at the North quarter corner of Section 15;

Thence South $13^{\circ}39'$ East, a distance of 1126 feet, more or less, to the point of intersection of the centerline of the abandoned main track of the Quarry Spur to the Utah Fire Clay Company, with the Northwestern right of way line of the abandoned Fairfield Branch of the Los Angeles and Salt Lake Railroad Company;

Thence Northeasterly along said right of way line, which is a curve to the right, the center of which bears South $43^{\circ}56'15''$ East a distance of 5829.65 feet, an arc distance of 55.37 feet, more or less, to the true point of beginning, said point being the beginning of a non-tangent curve, concave Northeasterly, the center of which bears North $18^{\circ}50'25''$ West, a distance of 691.78 feet;

Thence Northwesterly along said curve which is parallel with and 25.0 feet Northeasterly, measured radially, from said centerline of abandoned Quarry Spur main track, an arc distance of 1131.20 feet, through an angle of $93^{\circ}41'25''$;

Thence continuing parallel with said centerline of abandoned Quarry Spur main track, North $15^{\circ}09'$ West a distance of 972.5 feet to the beginning of a tangent curve, concave Southwesterly having a radius of 741.78 feet;

Thence Northwesterly along said curve, an arc distance of 365.74 feet, through an angle of $28^{\circ}15'$;

Thence continuing parallel with said centerline of abandoned Quarry Spur main track, North $43^{\circ}24'$ West a distance of 763.7 feet to the beginning of a tangent curve, concave Southerly, having a radius of 741.78 feet;

Thence Northwesterly along said curve, an arc distance of 684.01 feet, through an angle of $52^{\circ}50'$;

Thence continuing parallel with said centerline of abandoned Quarry Spur main track, South $83^{\circ}46'$ West, a distance of 402.3 feet to the beginning of tangent curve, concave Northerly, having a radius of 691.78 feet;

Thence Westerly along said curve, an arc distance of 129.59 feet, through an angle of $10^{\circ}44'$;

Thence continuing parallel with said centerline of abandoned Quarry Spur main track, North $85^{\circ}30'$ West, a distance of 1157.0 feet to the beginning of a tangent curve, concave Northerly, having a radius of 691.78 feet;

Thence Northwesterly along said curve, an arc distance of 289.77 feet, through an angle of $24^{\circ}00'$;

Thence continuing parallel with said centerline of abandoned Quarry Spur main track, North $61^{\circ}30'$ West a distance of 276.2 feet to the beginning of a tangent curve, concave Southwesterly having a radius of 980.37 feet;

Thence Northwesterly along said curve, an arc distance of 193.92 feet, through an angle of $11^{\circ}20'$;

Thence continuing parallel with said centerline of abandoned Quarry Spur main track, North $72^{\circ}50'$ West, a distance of 824.9 feet;

Thence South $17^{\circ}10'$ West, a distance of 50.0 feet to a point 25.0 feet Southwesterly, measured at right angles, from said centerline of abandoned Quarry Spur main track;

Thence parallel with said centerline of abandoned Quarry Spur main track, South 72°50' East a distance of 824.9 feet to the beginning of a tangent curve, concave Southwesterly having a radius of 930.37 feet;
 Thence Southeasterly along said curve, an arc distance of 184.03 feet through an angle of 11°20';
 Thence continuing parallel with said centerline of abandoned Quarry Spur main track South 61°30' East a distance of 276.2 feet to the beginning of a tangent curve, concave Northerly, having a radius of 741.78 feet;
 Thence Southeasterly along said curve an arc distance of 310.72 feet, through an angle of 24°00';
 Thence continuing parallel with said centerline of Quarry Spur main track, South 85°30' East, a distance of 1157.0 feet to the beginning of a tangent curve, concave Northerly, having a radius of 741.78 feet;
 Thence Easterly along said curve, an arc distance of 138.96 feet, through an angle of 10°44';
 Thence continuing parallel with said centerline of abandoned Quarry Spur main track, North 83°46' East, a distance of 402.3 feet to the beginning of a tangent curve, concave Southerly, having a radius of 691.78 feet;
 Thence Southeasterly along said curve, an arc distance of 637.90 feet, through an angle of 52°50';
 Thence continuing parallel with said centerline of abandoned Quarry Spur main track, South 43°24' East, a distance of 763.7 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 691.78 feet;
 Thence Southeasterly along said curve, an arc distance of 341.09 feet, through an angle of 28°15';
 Thence continuing parallel with said centerline of abandoned Quarry Spur main track, South 15°09' East, a distance of 972.5 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 741.78 feet;
 Thence Southeasterly along said curve, an arc distance of 1118.61 feet, through an angle of 86°24'08" to a point on said Northwesterly right of way line of the abandoned Fairfield Branch, said point being the beginning of a non-tangent curve, concave Southeasterly, the center of which bears South 44°24'51" East, a distance of 5829.65 feet;
 Thence Northeasterly along said curve, and along said curve, and along said right of way line, an arc distance of 103.87 feet, through an angle of 1°01'15" to the true point of beginning.

Excepting therefrom, Disclaimer from Union Pacific Railroad Company to Nina B Reid, recorded June 1, 1994, in Book 3456, at Pages 151-153, Document Number 45281 Utah County, Utah, Document 45281.

OFFICE OF REAL ESTATE
 OMAHA, NE
 May 2, 2013