

# WARRANTY DEED

DAVID D. COOK, also known as DREW COOK, also known as DAVID DREW COOK and VIOLA M. COOK, husband and wife,

grantor s of Garden City , County of Rich , State of Utah, hereby CONVEY and WARRANT to

BILL BAILEY and PAULINE BAILEY, husband and wife, as joint tenants and not as tenants in common, with full rights of survivorship.

E  
A  
R

grantee s of Afton, County of Lincoln, State of Wyoming  
for the sum of \$10.00 and other valuable consideration  
the following described tract of land in Rich County, State of Utah:

**PARCEL 1:**

Beginning at a point North 0°48'54" East 1495.32 feet (North 1493.44 feet by record) from the Southwest corner of Section 16, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, said point lying on the West line of said Section 16 and proceeding North 0°48'54" East along said West line of said Section 16, 939.38 feet; thence South 89°55'49" East 325.29 feet to an existing fence corner; thence South 0°48'54" West along an existing fence 939.38 feet; thence North 89°55'49" West 325.29 feet (West 324.00 feet by record) to point of beginning.

**PARCEL 2:**

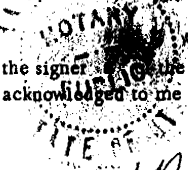
Beginning at a point North 0°48'54" East 1495.32 feet (North 1493.44 feet by record) from the Southwest corner of Section 16, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, said point lying on the West line of said Section 16 and proceeding thence South 89°55'49" East 468.0 feet; thence South 0°48'54" West 752.31 feet; thence North 89°12'00" West 467.96 feet to said West line of said Section 16; thence North 0°48'54" East along Section line 746.35 feet (North 745.0 feet by record) to point of beginning. SUBJECT TO AN EASEMENT along the South line of the above parcel 2 which is retained by the Grantors, being 10 feet wide.

TOGETHER with 15 shares of water in Swan Creek, Utah Canal Company.

GRANTORS RESERVE to themselves, heirs and assigns forever, one-half of all oil, gas and mineral rights in said property and convey to Grantees one-half of all oil, gas and mineral rights in said property.

WITNESS, the hand s of said grantor s , this 31st day of May A. D. 19 78

Signed in the presence of  
*Marilyn Jensen*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*David Drew Cook*  
David Drew Cook  
*Viola M. Cook*  
Viola M. Cook

STATE OF UTAH  
County of Cache ss.  
On the 31st day of May  
A. D. 19 78 personally appeared before me  
David D. Cook, also known as Drew Cook,  
also known as David Drew Cook and  
Viola M. Cook, husband and wife,  
  
the signer s of the within instrument, who duly  
acknowledged to me that t he y executed the same.  
*Marilyn Jensen*  
\_\_\_\_\_  
Commission expires: 15 March 1982 Notary Public  
Residing in Logan, Utah

RECORDING DATA  
Entry No. Fee \$  
RECORDED  INDEXED   
PLATTED  ABSTRACTED   
COMPARED  DELIVERED   
Recorded AUG 30 1988 Filing No: 372290  
At 10:15 AM/PM In Book RS Page 481  
Fee 8.00 Debra L. Ames, Rich County Recorder  
Requested by Rich Land Title Company