

AFTER RECORDING MAIL TO:  
S & S Feeds, L.L.C.  
5626 North 3000 West  
Delta, Utah 84624

00115643 Bk00313 Pg00072-00073

MILLARD COUNTY RECORDER - LINDA S CARTER  
1997 MAR 14 14:31 PM FEE \$13.00 BY CKJ  
REQUEST: FIRST AMERICAN TITLE CO OF UTAH

WARRANTY DEED  
(Corporate Form)

INTERMOUNTAIN FARMERS ASSOCIATION

a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, grantor,

hereby CONVEYS AND WARRANTS:

S & S FEEDS L.L.C.  
a Utah Limited Liability Company

grantees of 5626 North 3000 West, Delta, Utah 84624, County of Millard, State of Utah,

for the sum of

TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract of land in Millard County, State of Utah, to-wit:

Beginning at a point located North 88°52'57" East 413.97 feet, more or less, along the quarter section line (said point being on the quarter section line and 150 feet perpendicular to the Union Pacific Railroad main line tract) and South 29°05'55" West 467.92 feet, more or less, along a line 150 feet in distance and parallel to the said railroad main line tract and South 60°09'49" East 290.43 feet, more or less, along the North boundary line of the Northrup King Co. property, from the West quarter corner of Section 6, Township 17 South, Range 6 West, Salt Lake Base and Meridian, thence South 29°01'58" West 247.82 feet, more or less; thence South 61°16'23" East 141.0 feet, more or less; thence South 29°09'25" West 125 feet, more or less, along the center of a railroad spur line; thence South 66°02'09" East 106.05 feet, more or less; thence East 182.29 feet, more or less; thence North 436.63 feet, more or less; thence North 08°59'00" East 24.03 feet, more or less; thence North 15°31'00" West 111 feet, more or less, to the center line of the railroad spur; thence Southwesterly along the center line of said railroad spur to a point South 60°09'49" East 141 feet, more or less, from the point of beginning; thence North 60°09'49" West 141 feet more or less to the point of beginning.

LESS: A public roadway 60 feet in width, 30 feet on either side of a centerline generally described as follows: Commencing at the Southwest corner of Section 6, Township 17 South, Range 6 West, Salt Lake Base and Meridian, thence North 12°56'22" East a distance of 1738.34 feet to a point and the true point of beginning; thence around a curve to the left through a central angle of 38°10'29" an arc distance of 327.89 feet, a radius of 492.13 feet and a chord bearing of South 83°46'37" East with a distance of 321.86 feet to a point; thence North 77°08'09" East a distance of 107.94 feet to a point; thence around a curve to the right through a central angle of 24°54'48" an arc distance of 213.99 feet, a radius of 492.13 feet and a chord bearing of North 89°35'33" East with a distance of 212.31 feet to a point.

TOGETHER WITH all rights, privileges, easements, rights of way, improvements and appurtenances thereunto belonging or in anyway appertaining thereto.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and rights of way of record.

FIRST AMERICAN TITLE CO.  
2-955  
30-955  
CUT 16-955  
CUT 17-955  
32078-W

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 13 day of March, A.D. 1997.

RECORDERS NOTE: No Seal

INTERMOUNTAIN FARMERS ASSOCIATION

ATTEST:

BY: Steven L. Palmer

BY: Helen P. Miller

Title: President

Title:

STATE OF UTAH )  
                  Salt Lake )SS  
COUNTY OF MILLARD )

On the 13 day of March A.D. 1997 personally appeared before me Steven L. Palmer and Helen P. Miller who being by me duly sworn, did say, each for himself, that he, the said Steven L. Palmer is the \_\_\_\_\_ President, and he, the said Helen P. Miller is the \_\_\_\_\_ Secretary of INTERMOUNTAIN FARMERS ASSOCIATION, a corporation, and that the within instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Steven L. Palmer and Helen P. Miller each acknowledged to me that said corporation executed the same.

Barry C. Hatch  
Notary Public

Residing at:  
Comm. Exp.:

