

SPECIAL WARRANTY DEED

(CORPORATE FORM)

UT-53771
S-5766
S-3628

UTAH TITLE AND ABSTRACT COMPANY, Trustee, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

DOUGLAS E. BAGLEY

grantee

of Salt Lake City, County of Salt Lake, State of Utah for the sum of TEN DOLLARS and other good and valuable considerations the following described tract of land in Summit County, State of Utah:

County,

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

Entry No.	214990
REQUEST OF	UTAH TITLE & ABSTRACT
FEE	ALAN SPRIGGS, SUMMIT CO. RECORDER
\$ 7.00	By Susan Roberts
RECORDED	REC 8 0 1983 at 1:43 M

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 to be hereunto affixed by its duly authorized officers this 9th day of September, A.D., 19 83

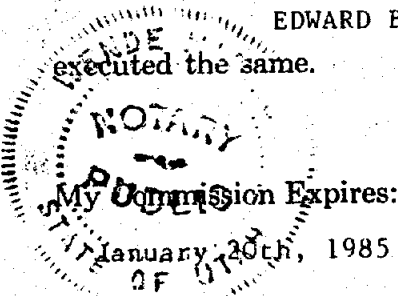
UTAH TITLE AND ABSTRACT COMPANY, Trustee

By Edward B. Rogers
Edward B. Rogers President

STATE OF UTAH,

County of Salt Lake

On the 9th day of September, 19 83, personally appeared before me EDWARD B. ROGERS, who being by me duly sworn, did say that he is the PRESIDENT of UTAH TITLE AND ABSTRACT COMPANY, Trustee, a corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said EDWARD B. ROGERS acknowledges to me that said corporation executed the same.



Wendie Harris
Notary Public

Residing at:
Salt Lake City, Utah

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NO

EXHIBIT A

Lot 77, more particularly described as follows:
BEGINNING at a point that is 5476.809 feet and due East 16,174.098 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East SLB&M, Summit County, Utah (said Northwest Corner bearing North $1^{\circ}06'56''$ West from Southwest Corner and being the basis of bearing for this description).

- Thence: South $50^{\circ}03'36''$ West 1362.956 feet;
- Thence: North 42° West 1157.534 feet to a point on the Southerly right-of-way line of State Highway 196;
- Thence: along said right of way the following courses;
North $49^{\circ}08'$ East 70.239 feet to a point of tangency with a 1195.916 foot radius curve;
- Thence: Northeasterly along the arc of said curve to the left through a central angle of $10^{\circ}53'18''$, a distance of 227.269 feet;
- Thence: North $38^{\circ}14'42''$ East 298.299 feet to a point of tangency with a 5679.578 foot radius curve;
- Thence: Northeasterly along the arc of said curve to the right through a central angle of $4^{\circ}26'51''$, a distance of 440.873 feet;
- Thence: North $42^{\circ}41'33''$ East 487.069 feet;
- Thence: Leaving said right-of-way South $35^{\circ}45'43''$ East 1383.751 feet to the point of BEGINNING.

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EXHIBIT "B"

SUBJECT to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

LIMITED TO SURFACE RIGHTS ONLY. No mineral or oil rights are being conveyed.

SUBJECT TO the right of Summit County to reassess the tax assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act.

GRANTOR HEREIN reserves unto itself and/or its assigns and beneficiaries all of those Covenants and Conditions as set forth in that certain Warranty Deed dated April 3rd, 1978, by and between TRACY LAND AND LIVESTOCK COMPANY, Grantor, and UTAH TITLE AND ABSTRACT COMPANY, TRUSTEE, Grantee, recorded April 5th, 1979, in Book M 130, at Pages 682-685, as Entry No. 154706, of Official Records of Summit County, Utah, and recorded April 6th, 1979, in Book 124, at Pages 589-592, as Entry No. 116016, of Official Records of Wasatch County, Utah.

The right remains with the Grantor or assigns for livestock grazing purposes until the Grantee fences property to keep out all livestock. The responsibility for maintaining said fence shall be Grantees, as per prior contractual agreement.

BK 285-473