

Recorded at Request of C. Taylor Burton 2220 South State, Salt Lake City
at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to C. Taylor Burton Address Same as above

WARRANTY DEED

WILLIAM H. LEMON, JR. and MILDRED LEMON, husband and wife grantor s
of Francis _____, County of Summit _____, State of Utah, hereby
CONVEY and WARRANT to

CARLTON INVESTMENT COMPANY,
a Utah Corporation

of Salt Lake City, Utah grantee
TEN DOLLARS and other good and valuable considerations-----DOLLARS,
for the sum of

the following described tract of land in Summit _____ County,
State of Utah:

LEGAL DESCRIPTION ATTACHED HERETO BY RIDER

Entry No. 120116 Book _____ M 48
RECORDED 7-3-73 at 4:09 M. Fee 546-8
Guardian Title Co.
\$ 7.50 By Wanda J. Spragg
INDEXED _____ ABSTRACT _____

WITNESS, the hand s of said grantor s, this _____ 3rd _____ day of
July _____, A. D. 19 73

Signed in the Presence of

William H. Lemon Jr.
Mildred Lemon

STATE OF UTAH, }
County of Salt Lake } ss.

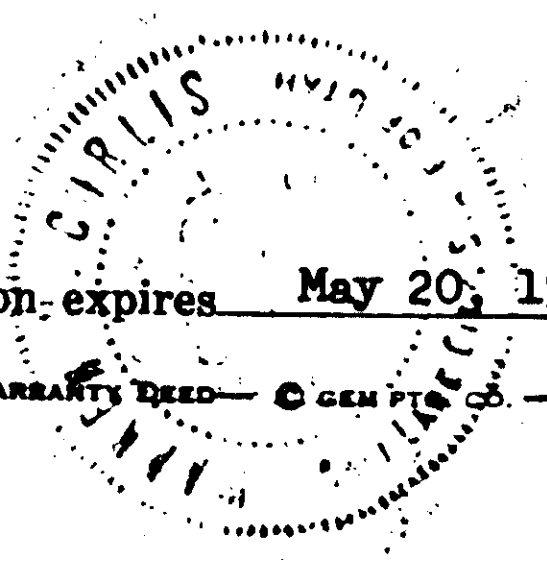
On the 3rd day of July _____, A. D. 19 73
personally appeared before me WILLIAM H. LEMON, JR. and MILDRED LEMON, his wife

the signer s of the within instrument, who duly acknowledged to me that t hey executed the same.

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Wanda J. Spragg
Notary Public.

My commission expires May 20, 1974 Residing in Salt Lake City, Utah



RIDER TO BE ATTACHED TO AND MADE A PART OF WARRANTY DEED FROM WILLIAM H. LEMON, JR. and MILDRED LEMON, husband and wife, to CARLTON INVESTMENT COMPANY, a Utah Corporation.

LEGAL DESCRIPTION

PARCEL 1

Township 2 South, Range 6 East, Salt Lake Base and Meridian;

Section 29: North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$

ALSO THE TRACT: Beginning at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 29, in said Township and Range; and running thence North 40.00 rods; thence West 120.00 rods; thence South 40.00 rods; thence East 120.00 rods to the place of beginning.

ALSO THE TRACT: Beginning at the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 29; and running thence South 1.00 rod; thence West 1.00 rod; thence North 1.00 rod; thence East 1.00 rod to the place of beginning.

EXCEPTING from the above mentioned tracts in said Section 29, the following:

1st Exception: Beginning 3.00 rods West of the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 29; and running thence South 28.00 rods; thence West 6.5 rods; thence Northwesterly 9 rods, more or less, to a point which is 20.5 rods South and 11 rods and 3.75 feet West of the place of beginning; thence North 20.5 rods; thence East 11 rods and 3.75 feet to the place of beginning.

2nd Exception: Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 29; and running thence West 20.0 rods; thence South 15.00 rods; thence East 20.00 rods; thence North 15.00 rods to the place of beginning.

PARCEL 2

Township 2 South, Range 6 East, Salt Lake Base and Meridian;

Section 28: Beginning at a point 2100.78 feet South and 874.5 feet East of the Northwest corner of the Southwest quarter of said Section 28; and running thence East 165.0 feet; thence South 132.0 feet; thence West 165.0 feet; thence North 132.0 feet to the place of beginning.

TOGETHER with a right-of-way for access to Spring described as follows: Beginning at a point 41.0 rods North of the Southwest corner of the Southwest quarter of said Section 28; and running thence East 53.0 rods; thence South 6.00 rods; thence East 1.00 rod; thence North 7.00 rods; thence West 54.00 rods; thence South 1.00 rod to the place of beginning.

PARCEL 3

Township 2 South, Range 6 East, Salt Lake Base and Meridian;

Section 29: Commencing at a point which is 33 rods East of the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 29, and running thence East 24.0 rods; thence South 23.0 rods; thence West 24.0 rods; thence North 23.0 rods to the place of beginning. Less and excepting therefrom that portion of said property lying Southerly of the Summit County Road right of way.

PARCEL 4

Township 2 South, Range 6 East, Salt Lake Base and Meridian;

Section 29: Beginning at a point that is 22 rods East of the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 29; and running thence East 11 rods; thence South 23 rods; thence West 11 rods; thence North 23 rods to the place of beginning. Less and excepting therefrom that portion of said property lying Southerly of the Summit County road right of way.

(CONTINUED)

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RIDER CONTINUATION - WARRANTY DEED FROM LEMON TO CARLTON INVESTMENT COMPANY

PARCEL 5

Township 2 South, Range 6 East, Salt Lake Base and Meridian;

Section 29: Beginning at a point East 396.51 feet and North 6.54 feet from the center of the Southwest quarter of said Section 29; thence following the East bank of a ditch known as the South Kamas Waste Ditch, North $8^{\circ} 20'$ East 167.5 feet; thence North $31^{\circ} 31'$ East 59.8 feet; thence North $49^{\circ} 33'$ East 51.7 feet; thence North $73^{\circ} 53'$ East 173.6 feet to an existing fence; thence following said fence line South $0^{\circ} 43'$ West 305 feet to the South bank of the South Kamas Irrigation Canal; thence West 255.13 feet; thence North 6.54 feet to the place of beginning.

PARCEL 6

And Also: Beginning at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 29, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence East 22 rods; thence South 160 feet more or less to the North side of Summit County Road; thence Northwesterly along the North side of said road to the point of beginning.

Together with 129 shares of South Kamas Irrigation Water and Spring owned by Grantor.

Subject to mortgage in favor of the United States of America acting through the Farmers Home Administration, which mortgage the grantee herein assumes and agrees to pay. The present balance of said mortgage being \$49,477.42, as of this date.

Subject to rights-of-way, easements, ditch and canal rights-of-way.

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