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WARRANTY DEED

JACKSON LAND AND LIVESTOCK COMPANY, A Utah Limited Partnership, whose address is c/o Ross D. Jackson, P.O. Box 206, Randolph, Utah 84064, GRANTOR, hereby conveys and warrants to JACKSON LAND AND LIVESTOCK COMPANY, A Utah Limited Liability Company, whose address is c/o Ross D. Jackson, P.O. Box 206, Randolph, Utah 84064, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land situate in Rich County, State of Utah, to-wit:

(See Exhibit "A" annexed hereto and by this reference specifically made a part hereof.)

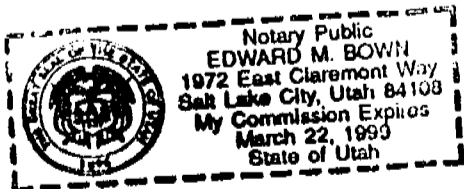
WITNESS the hand of said Grantor, this 12th day of December, 1998.

JACKSON LAND AND LIVESTOCK COMPANY,
A Utah Limited Partnership

BY Ross D. Jackson
Its Managing General Partner

STATE OF UTAH)
COUNTY OF Rich) SS.

On the 12th day of December, 1998, personally appeared before me Ross D. Jackson, who being by me duly sworn did say that he, the said Ross D. Jackson, is the General Managing Partner of Jackson Land and Livestock Company, A Utah Limited Partnership, and that the within and foregoing instrument was signed in behalf of said Partnership by authority of the Partnership Agreement of said Partnership, and he acknowledged to me that said Partnership executed the same.



Edward M. Bown
Notary Public
Residing at Salt Lake City, Utah

My commission expires:
March 22, 1999

Recorded DEC 18 1998 Filing No. 53174
At 1148 5th Floor Room CB Page 425
Fees 35.00
Requested By Ross Jackson

Exhibit "A" (2 Pages) to Warranty Deed dated December 12, 1998, from Jackson Land And Livestock Company, A Utah Limited Partnership, GRANTOR, to Jackson Land And Livestock Company, A Utah Limited Liability Company, GRANTEE:

The following described tracts of land situate in Rich County, State of Utah, to-wit:

Township 11 North, Range 7 East, SLB&M

Section 3: S $\frac{1}{2}$, E $\frac{1}{2}$ NE $\frac{1}{4}$
Section 9: S $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 10: W $\frac{1}{2}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 10: N $\frac{1}{2}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 11: W $\frac{1}{2}$ NW $\frac{1}{4}$
Section 15: NW $\frac{1}{4}$ NE $\frac{1}{4}$
Section 15: NW $\frac{1}{4}$
Section 16: S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ NW $\frac{1}{4}$
Less a tract of land described as commencing 3 rods North of the South East Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 16; and running

thence North 13 rods;
thence West 6 rods;
thence South 13 rods;
thence East 6 rods, more or less,
to the point of beginning.

Section 17: Commencing at the North East Corner of said Section 17, and running

Thence West 800 feet;
Thence South 2,100 feet;
Thence Southwesterly 700 feet, more or less,
to the South West Corner
of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 17;
Thence East 1,320 feet;
Thence North 2,640 feet, more or less,
to the point of beginning.

ALSO, THE E $\frac{1}{2}$ SE $\frac{1}{4}$ less 0.44 acres, more or less,
to Bear River Scales T6 174.

Township 12 North, Range 7 East, SLB&M

Section 22: S $\frac{1}{2}$ NE $\frac{1}{4}$

TOGETHER WITH all improvements thereon; all ditch and ditch rights, water and water rights, reservoir and reservoir rights of every kind and nature appurtenant to or in anywise belonging to said tracts of land, or any part or portion thereof; and all easements,

kind and nature appurtenant to or in anywise belonging to said tracts of land, or any part or portion thereof; and all easements, rights-of-way, and rights and appurtenances of every kind and nature appurtenant to or in anywise belonging to said tracts of land, or any part or portion thereof.

ALSO TOGETHER WITH all Federal Grazing Rights and Privileges and benefits with the United States Department of The Interior, Bureau of Land Management, based upon and appurtenant to said tracts of land above described, or any part or portion thereof.

SUBJECT TO:

- (a) All taxes and assessments for the year 1998, and thereafter; and
- (b) The reservations, limitations and conditions of the underlying Patents covering said tracts of land and all valid easements and rights-of-way of record.

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