

Recording Requested by:
First American Title Insurance Agency, LLC
365 South Main
Cedar City, UT 84720
(435) 586-4476

AFTER RECORDING RETURN TO:
Twin Oaks, Inc.
P.O. Box 217
Santa Clara, UT 84765

00479317 Bk00919 Pg01116-01117

PATSY CUTLER - IRON COUNTY RECORDER
2004 FEB 18 15:01 PM FEE \$14.00 BY PTC
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

FIRST AMERICAN TITLE COMPANY

10-198
1-199

WARRANTY DEED

Escrow No. 362-4233443 (cr)
A.P.N.: D-918 Acct No. 140894

Luann ⁶ Forsyth and Keith C. Robison, Grantor, of Cedar City, Iron County, State of Utah, hereby CONVEY AND WARRANT to

Twin Oaks, Inc., a Utah Corporation, Grantee, of Santa Clara, Washington County, State of Utah, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Iron County, State of Utah:

Parcel No. 1:

Beginning South 0°03'39" West, 332.64 feet along the Section line from the West Quarter Corner of Section 5, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence South 89°53'13" East, 1263.19 feet along the 1/16 Section Line; thence South 0°02'48" West, 332.25 feet; thence North 89°54'16" West, 1263.28 feet along the 1/64 Section line; Thence North 0°03'39" East, 332.64 feet along the Section line to the Point of Beginning.

Together with A non-exclusive Right of Way for Ingress and utilities over the North 33 feet of the following described property:

The North half of the Northeast Quarter of the Southeast Quarter of Section 6, Township 36 South, Range 11 West, Salt Lake Base and Meridian.

Together with A non-exclusive Right of Way for Ingress and egress and public utilities over the North 33 feet of the following described property:

Beginning at the West Quarter Corner of Section 5, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence South 89°52'09" East, 1263.11 feet along the Quarter section line; thence South 0°02'48" West, 332.25 feet; thence North 89°53'13" West, 1263.19 feet along the 1/16 Section line; thence North 0°03'39" East, 332.64 feet along the section line to the point of beginning. Subject to an existing pipeline right of way along the North line of said parcel and as described on Deed recorded in Book 631, Page 779, Iron County Recorders Office.

