

Ent 131965 & 686 p. 380  
Date: 21-NOV-2008 12:45PM  
Fee: \$19.00 Charge  
Filed By: VB  
VIKKI BARNETT, Recorder  
CARBON COUNTY CORPORATION  
For: SOUTH EASTERN UTAH TITLE CO

When Recorded, Mail To:

**SPECIAL WARRANTY DEED  
(Prop. No. 511-1471)**

**CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS  
CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City,  
County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through  
or under it, and against acts of itself, to GRANTEE, Jonathan R. Powell, Robert Q. Powell,  
Robert B. Powell, Jeffery Q. Powell and Melanie D. Powell, all as joint tenants, of, 160 East 300  
North, Wellington, UT 84542, for the sum of Ten and No/100 Dollars (\$10.00) and other good  
and valuable consideration, the following parcel of land, situate in the County of Carbon, State of  
Utah, and more particularly described as follows:**

**Beginning at a point 386 feet South and 333 feet West of the NE corner of the  
NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 7, Township 15 South, Range 11 East, SLB&M;  
thence West 450 feet; thence South 610 feet more or less to the railroad right of  
way; thence Southeasterly along said railroad right of way, to a point due South of  
the point of beginning; thence North to the point of beginning.**

**Tax Serial No.: 1B-195-12**

**BUT NOT INCLUDING the following Right of Ways and Easements:  
Right of Ways for an irrigation ditch 5 feet in width over and across the West 5  
feet as conveyed by adjoining property owners to the East in the following  
Easements and Rights of Ways:**

**Recorded May 16, 1973 in Book 138 at Page 584.**

**Recorded May 16, 1973 in Book 138 at Page 585.**

**Recorded May 16, 1973 in Book 138 at Page 588.**

**Recorded May 16, 1973 in Book 138 at Page 590.**

Easements for Noise, Night Lighting and Dust that may arise from the Carbon Stake Softball Field, as conveyed by adjoining property owners to the East in the following Easements:

Recorded May 16, 1973 in Book 138 at Page 583.

Recorded May 16, 1973 in Book 138 at Page 586.

Recorded May 16, 1973 in Book 138 at Page 587.

Recorded May 16, 1973 in Book 138 at Page 589.

**ALSO LESS THEREFROM** any portion within Wellington City Roads.

**SUBJECT TO** easements, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

**THE GRANTOR SPECIFICALLY RESERVES, EXCEPTS AND RETAINS MINERAL RIGHTS.** For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

The land conveyed by this Special Warranty Deed may alternatively be described as stated below using a survey legal description prepared by Art Barker of Barker & Associates in that survey recorded in the Carbon County Recorder's Office on March 21, 2007 in book 641 at Page 377, Entry No. 122353 but Grantor makes no warranty with respect to the land as described by such alternative description.

**BEGINNING** at a point 386 feet South and 365.31 feet West of the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 7, Township 15 South, Range 11 East, SLB&M; said point being on the Westerly Right of Way line of a City Street; thence West 117 feet; thence North 36 feet; thence West 300 feet; thence South 590.80 feet to the Northerly Railroad line; thence Southeasterly 71° 37' 21" East 473.84 feet along said Railroad Right of Way line; thence North 157.70 feet; thence West 30 feet; thence North 552.08 feet to the point of beginning.

Said survey being revised on October 6, 2008 to read as follows:

**BEGINNING** at a point 386 feet South and 365.31 feet West of the Northeast

Corner of the Northwest Quarter of the Northeast Quarter of Section 7, Township 15 South, Range 11 East, SLB&M; said point being on the Westerly Right of Way line of a City Street; thence West 117 feet; thence North 36 feet; thence West 300 feet; thence South 590.80 feet to the Northerly Railroad line; thence along said line South 70° 52' 41" East 473.10 feet; thence North 157.70 feet; thence West 30 feet; thence North 552.08 feet to the point of beginning.

LESS FROM SAID SURVEY DESCRIPTION, THAT LAND WHICH IS DESCRIBED AS BEGINNING 386 feet South and 483 feet West of the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 7 Township 15 South, Range 11 East, Salt Lake Base and Meridian; thence West 300 feet; thence North 36 feet; thence East 300 feet; thence South 36 feet to the beginning.

RESERVING, EXCEPTING AND RETAINING TO THE GRANTOR, Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 11<sup>th</sup> day of November, 2008.



CORPORATION OF THE PRESIDING BISHOP  
OF THE CHURCH OF JESUS CHRIST OF  
LATTER-DAY SAINTS, a Utah corporation sole

By: Tony F. Rudd  
Authorized Agent

