

Recorded at Request of..... SECURITY TITLE CO. MAR 14 1978
at 1:05 P.M. Fee Paid \$ 11.00 *A. R. Suit* Washington County Recorder
by..... Dep. Book 232 Page 826-828 Ref.: 192163
Mail tax notice to..... Address.....

JAN 23 1978

WARRANTY DEED

HELEN F. HAFEN grantor
of St. George County of Washington State of Utah, hereby

CONVEY and WARRANT to
GRANT R. TAYLOR and ESTHER H. TAYLOR, his wife as joint tenants with
full rights of survivorship

grantee
of Salt Lake City County Salt Lake, State of Utah

for the sum of TEN And No/100-----(\$10.00)-----DOLLARS
and other consideration

the following described tract of land in Washington County,
State of Utah, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to the following exceptions to title:

1. All unpaid taxes and assessments or liens with respect to said property for the years 1968 through the date hereof.
2. All rights of way for any roads, ditches, canals or transmission lines now existing over, under or across said property.

This Deed is given to correct the provisions of a description contained in that certain Warranty Deed of January 3, 1969 from CALF SPRINGS RANCH, a partnership, as Grantor, to GRANT R. TAYLOR and ESTHER H. TAYLOR, his wife, as Grantees, which Warranty Deed was recorded as Entry No. 153825 on March 16, 1973 in Book 133 at page 146 in the records of the said Washington County Recorder, and the acceptance and recording of this Warranty Deed by the Grantees named herein shall release the Grantors named therein and herein from any and all warranties of title inconsistent with the provisions hereof.

WITNESS the hand of said grantor, this 30th day of January A. D. 1978

Signed in the presence of *Helen F. Hafen*
Helen F. Hafen

STATE OF UTAH }
COUNTY OF Washington } ss.

On the 30th day of January A. D. 1978 personally
appeared before me HELEN F. HAFEN

the signer of the within instrument who duly acknowledged
to me that s/he executed the same

My Commission Expires: _____
Notary Public *George A. ...*
Residing at *9-5-81* _____
STATE OF UTAH 826

EXHIBIT "A"

PARCEL NO. 1:

Sectional Lots 1, 2, 3, 4, 7 and 8; the Southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 27; Sectional Lot 1, the South half of the Northeast quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and the Southeast quarter (SE $\frac{1}{4}$) of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian. Containing 520 acres, more or less.

LESS AND EXCEPTING the following two parcels of land:

Beginning at a point on a fence line, said point being North 89°32'15" East 829.49 feet along the Section line from the Northwest corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 89°32'15" East 175.76 feet to the Northeast corner of Section Lot 1 of said Section 27; thence South 0°51' East 170.97 feet along the East line of Sectional Lot 1 of Section 27 to a fence line; thence North 56°05' West 159.85 feet along said fence line; thence North 29°36' West 92.40 feet along said fence line to the point of beginning. Containing 0.421 acres.

Beginning at the South quarter corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 89°50'30" West 176.50 feet along the Section line to a point on a fence line; thence along said fence line as follows: North 2°33'30" West 631.40 feet; thence North 2°17' East 786.90 feet; North 5°04'30" East 443.50 feet; North 5°58'20" East 734.20 feet; North 2°12'10" East 129.70 feet; North 0°24'25" West 1255.14 feet to the North line of the Southeast quarter of the Northwest quarter of said Section 27; thence leaving said fence line and running South 89°51'45" East 6.14 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 27; thence South 0°48' East 3974.60 feet along the center section line to the point of beginning. Containing 8.62 acres, more or less.

PARCEL NO. 2:

Beginning at a point on an old fence line, said point being South 0°48' East 439.14 feet along the center Section line from the North quarter corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence South 0°48' East 879.96 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 27; thence North 89°51'45" West 1336.60 feet, more or less, to the Southwest corner of the Northeast quarter of the Northwest quarter of said Section 27; thence North 0°51' West 1096.90 feet, more or less, along the 1/16 line to a point assumed to be the Northwest corner of Lot 8, Joseph Hammond's Entry; thence South 63°10' East 84.09 feet along the North line of said Lot 8 to a point on an old fence line; thence South 41°00' East 48.24 feet along an old fence line; thence South 69°03' East 130.20 feet along an old fence line; thence South 79°52' East 16.89 feet along an old fence line to a point assumed to be on the North line of Lot 8, Joseph Hammond's Entry; thence South 63°10' East 241.66 feet along the North line of said Lot 8 to a point assumed to be the most Westerly corner of Lot 2, Joseph Hammond's Entry; thence North 39°15' East 355.21 feet along the West line of said Lot 2 to a point on an old fence line; thence North 40°02' East 87.23 feet along an old fence line; thence North 35°31' East 18.32 feet along an old fence line to a point on the West line of Lot 2, Joseph Hammonds Entry; thence North 39°15' East 81.35 feet along the West line of said Lot 2 to a point on an old fence line; thence along an old fence line as follows: South 68°17' East 29.74 feet; thence South 58°06' East 192.10 feet; thence South 46°10' East 340.80 feet; thence South 59°20'15" East 63.70 feet; thence South 82°38'30" East 40.40 feet; thence North 88°09' East 21.55 feet to the point of beginning. Containing 31.846 acres, more or less.

PARCEL NO. 3:

Sectional Lot 5, Section 21, Township 42 South, Range 16 West, Salt Lake Base and Meridian. Containing 38.22 acres, more or less.

PARCEL NO. 4:

Beginning at the Southwest corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 0°54' West 2504.90 feet along the Section line to a point on a fence line, said point being South 0°54' East 149.60 feet from the West quarter corner of said Section 22; thence South 47°45' East 116.40 feet along a fence line; thence South 37°55' East 257.20 feet along a fence line; thence South 46°04'30" East 6.66 feet along a fence line to a point assumed to be on the West line of Lot 5, Solon Foster's Entry; thence South 30°00' East 500.48 feet to a point assumed to be the most Southerly corner of Lot 5, Solon Foster's Entry; thence South 501.82 feet along a line assumed to be the West line of Lot 4, Solon Fenton's Entry; thence South 55°00' East 35.29 feet along a line assumed to be the Southwesterly line of Lot 4, Solon Foster's Entry to a point on a fence line; thence South 0°09'45" West 304.34 feet along a fence line;

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hibit "A" Continued, Parcel No. 4, continued.

thence South 52°06'30" East 335.81 feet along a fence line to a point assumed to be on the West line of Lot 3, Solon Foster's Entry; thence South 24°00' East 29.80 feet along a line assumed to be the West line of said Lot 3 to a point assumed to be on the North line of Lot 2, Solon Foster's Entry; thence South 81°30' West 114.25 feet to a point assumed to be the Northwest corner of said Lot 2; thence South 27°00' East 651.25 feet to a point assumed to be the Southwest corner of said Lot 2; thence North 62°30' East 13.20 feet to a point assumed to be the Northwest corner of Lot 1, Solon Foster's Entry; thence South 32°00' East 148.66 feet along a line assumed to be the West line of said Lot 1 to the South line of said Section 22; thence South 89°32'15" West 1038.27 feet to the point of beginning. Containing 31.208 Acres.

PARCEL NO. 5:

Beginning at a point on an old fence line, said point being South 0°48' East 439.14 feet along the Center Section line from the North quarter corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence South 0°48' East 846.96 feet to the most Southerly corner of Lot 12, Walter Granger's Entry; thence North 37°00' East 924.00 feet to the most Easterly Corner of Lot 12, Walter Granger's Entry; thence North 65°45' West 266.25 feet along the North line of said lot 12 to a point on an old fence line; thence along said old fence line as follows: South 76°49' West 131.31 feet; thence North 84°50'45" West 90.80 feet; thence North 40°16' West 25.80 feet; thence North 88°56' West 90.20 feet to the point of beginning. Containing 5.812 Acres, more or less.

Beginning at the Southwest corner of Lot 10, Walter Granger's Entry, said point being South 0°48' East 1319.10 feet along the center Section line to the 1/16 corner and South 64°30' East 65.96 feet from the North quarter corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North 38°00' East 1074.61 feet to the Northwest corner of said Lot 10; thence South 82°30' East 81.23 feet along the North line of said Lot 10 to a point on an old fence line; thence South 71°09' East 21.96 feet along an old fence line to an old fence corner; thence South 36°33'15" West 1092.31 feet along an old fence line to an old fence corner; thence North 77°56' 15" West 16.42 feet along an old fence line to a point on the South line of Lot 10, Walter Granter's Entry; thence North 65°00' West 106.26 feet along the South line of said Lot 10 to the point of beginning. Containing 2.62 Acres, more or less.

ALSO Twenty-Four (24) shares of the ST. GEORGE-CLARA FIELD CANAL COMPANY, as represented by Certificate No. 26, representing all of the water used in connection with said property.

ALL improvements upon said property and appurtenances belonging thereto.

EXCLUDING the following:

1. All coal and other minerals or mineral rights, together with the right of ingress and egress necessary for the development and removal of same from the following described parcels:

All of Sectional Lot 1, Section 27, Township 42 South, Range 16 West, Salt Lake base and Meridian.

Sectional Lots 2, 3, 4, 7 and 8 and the Southeast quarter of the Northwest quarter of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian.

Sectional Lot 1, the South half of the Northeast quarter and the Southeast quarter of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian.

Sectional Lot 5, Section 21, Township 42 South, Range 16 West, Salt Lake Base and Meridian.

2. Twenty-five percent (25%) of all oil, gas and othe mineral rights with respect to all of the property conveyed by the subject Warranty Deed, which 25% interest is reserved to Grantor; provided however, the Grantor hereby waives any right of surface entry to prospect for or remove any such minerals without the consent of the Grantees.

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