

264460

WHEN RECORDED, MAIL TO:

Opal, Inc.
1801 Century Park East
Suite 500
Los Angeles, California 90067

Recorded at
Request of Associated Title Co of central Utah
Date DEC 23 1985 Time 9 AM
Fee \$40.00 Book 340 Page 595-600
By CORA J. HULET, IRON COUNTY RECORDER
Ret'd Indx'd Abs'd Proof

WARRANTY DEED
(Special)

AGRI-EMPIRE CORPORATION, a California corporation, grantor, of 630 West 7th Street, San Jacinto, California, hereby CONVEYS AND WARRANTS against all claiming by, through or under said Grantor, but not otherwise, to OPAL, INC., a Nevada corporation, of 1801 Century Park East, Suite 500, Los Angeles, California 90067, for the sum of Ten and No/100 Dollars, and other good and valuable consideration, the following described tracts of land in Iron and Beaver Counties, State of Utah:

Southeast quarter and Lots 1, 2, 6 and 7 of Section 4, Township 30 South, Range 12 West, Salt Lake Meridian.

Lots 1, 2, 3 and the South 1/2 of the North 1/2 and the South 1/2 of Section 3, Township 30 South, Range 12 West, Salt Lake Meridian.

Lots 1, 2, 3 and East half of Northwest quarter, Northeast quarter of the Southwest quarter, Section 19; Township 29 South, Range 11 West, Salt Lake Meridian.

Southeast quarter of Southeast quarter; South half of Northeast quarter; North half of Southeast quarter; Southwest quarter of Southeast quarter in Section 26;

West half of Northeast quarter; East half of Northwest quarter, East half of Southwest quarter, in Section 35;

All of the above being in Township 28 South, Range 11 West, Salt Lake Meridian.

West half of Section 22;

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East half of Section 23;
West half of Section 23;
West half of Section 24;

Southeast quarter of Section 24;

All of Section 25;

North half of Section 26;

South half of Southwest quarter; East 60 rods of
Northeast quarter of Southwest quarter; North half of
Southeast quarter; Southeast quarter of Southeast
quarter; and the East half of the Southwest quarter
of the Southeast quarter, all in Section 27; (250
acres)

All of Section 33;

West half of Section 34;

All of the above being in Township 30 South, Range 13
West, Salt Lake Meridian.

Lots 5 and 6, and 11 and 12, Section 4;

Lots 7, 8, 9 and 10, Section 5;

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, East
half of Southwest quarter, southeast quarter, Section
6;

All of Section 7;

North half of Section 18;

South half of Section 18;

South half of Section 19;

Northeast quarter, East half of Northwest quarter;
Lots 1 and 2, Section 19;

West half of Northwest quarter and Northeast quarter
of Northwest quarter of Section 29;

All of Section 30;

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All of the above being in Township 31 South, Range 13 West, Salt Lake Meridian.

Lots 1, 2, 3, 6, 7, 8, 9, 10, 11, 14, 15, 16 and the Northeast quarter of Southwest quarter and Southeast quarter; Lots 4, 5, 12, 13 West half of Southwest quarter, Southeast quarter of Southwest quarter, all in Section 1;

Northeast quarter of Section 11;

All of Section 12;

All of Section 13;

All of Section 24;

All of Section 25;

All of the above being in Township 31 South, Range 14 West, Salt Lake Meridian.

Subject to a reservation of interest in and to all oil, gas, and other petroleum products and minerals underlying the said premises as reserved by Rosalie Cook, Executrix of the Estate of Howard Cook, deceased, Rosalie Cook, wife of Howard Cook, deceased, Helen Cook, Executrix of the Estate of Jess Cook, deceased, and Helen Cook, wife of Jess Cook, deceased. Subject further to any federal or state reservation of oil, gas, petroleum products or minerals and all outstanding easements for roadways, ditches, canals, power lines, telephone lines and other easements of record or visible upon the premises.

Southeast Quarter of the Southeast Quarter of Section 23; West half of the Southwest Quarter of Section 24; Northeast Quarter of the Northeast Quarter of Section 26; all in Township 28 South, Range 11 West, Salt Lake Base and Meridian.

West half of the Northwest Quarter and West half of the Southwest Quarter of Section 35, Township 28 South, Range 11 West, Salt Lake Base and Meridian.

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East half of the Southeast Quarter and Southeast Quarter of the Northeast Quarter of Section 10, and Southwest Quarter of the Northwest Quarter of Section 11, Township 29 South, Range 11 West, Salt Lake Base and Meridian.

Lot 4 and Southeast Quarter of the Southwest Quarter of Section 19, Township 29 South, Range 11 West, Salt Lake Base and Meridian.

Northeast Quarter of Section 9, Township 30 South, Range 12 West, Salt Lake Base and Meridian.

East half of Section 10, Township 31 South, Range 13 West, Salt Lake Base and Meridian.

West half of Section 20, Township 31 South, Range 13 West, Salt Lake Base and Meridian.

Northeast quarter of the Northeast quarter of Section 27, Township 31 South, Range 13 West, Salt Lake Base and Meridian.

Subject to all reservations of oil, gas and other minerals of record.

Commencing at the Northwest corner of Section 16, Township 29 South, Range 11 West, Salt Lake Base and Meridian, and running thence East 47.5 chains to the railroad right-of-way; thence Southwesterly along the railroad right-of-way 86 chains to the section line; thence North 72 chains along the section line to the point of beginning.

Southwest quarter of Section 2;

Lots 3 and 4, South half of Northwest quarter of Section 2;

Lot 3, Section 4;

East half of the Southwest quarter; West half of Southeast quarter of Section 10;

Southeast quarter of Section 11; excepting therefrom the following: Beginning at the Southwest corner of Section 11, Township 29 South, Range 11 West, SLB & M, Thence West 350 feet; thence North 187 feet; thence East 350 feet; thence South 187 feet to the point of beginning;

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North half of Northwest quarter of Section 11;
South half of Northeast quarter of Section 15;
Northeast quarter of Northwest quarter of Section 15;
Southeast quarter of Northwest quarter; East half of
Southwest quarter, Section 15;
Northwest quarter of Northeast quarter of Section 15;
Northeast quarter of Northeast quarter of Section 15;
Southeast quarter of Southwest quarter, Section 21;
and commencing 36 rods North of the East quarter
corner of Section 21, Township 29 South, Range 11
West, S.L.M., North 44 rods; West 160 rods; South 160
rods; East 50 rods; North 116 rods; East 110 rods to
beginning;
Southwest quarter of Southwest quarter of Section 21;
All of the above being in Township 29 South, Range 11
West, Salt Lake Meridian.

EXCEPTING THEREFROM AND RESERVING UNTO THE GRANTOR AN
UNDIVIDED ONE-HALF (1/2) INTEREST IN ANY AND ALL OIL, GAS,
AND OTHER MINERAL RIGHTS TO THE ABOVE-DESCRIBED PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- (a) Taxes and assessments for the year 1985
and thereafter;
- (b) Increases in taxes and assessments for the
year 1985 and all years prior thereto resulting from
a change in the use of the property by the grantee;
- (c) The rights of tenants in possession,
specifically including, without limitation, that
certain Land Lease dated November __, 1985, between
Grantor, as Landlord, and Gilbert Yardley and Dean
Carter, as Tenants;
- (d) Any and all liens, covenants, conditions,
restrictions, easements, rights-of-way,
encroachments, judgments, encumbrances, and other
matters of record or enforceable at law or in equity.

This Deed is executed by the grantor in duplicate originals to facilitate recording in two counties at the time of closing; no additional rights or interests are intended in favor of the grantee by reason of the execution of duplicate original deeds.

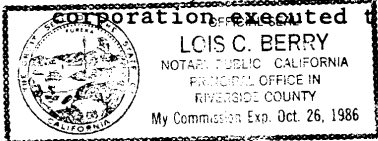
WITNESS, the hand of said grantor, as of the 17 day of December, 1985.

AGRI-EMPIRE CORPORATION, a
California corporation,

By: James Minor
Title: President

STATE OF CALIFORNIA)
 : ss.
COUNTY OF RIVERSIDE)

On this the 17 day of December, 1985, personally appeared before me James Minor, who by me duly sworn, did say that he is the President of Agri-Empire Corporation, a California corporation, and the within and foregoing instrument was signed in behalf of said corporation by authority of its bylaws or a resolution of its board of directors; said person duly acknowledged to me that said corporation executed the same.



Lois C. Berry
NOTARY PUBLIC
Residing at: Hemet, California

My Commission Expires:
Oct. 26, 1986

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