

When Recorded Return to:  
Wedgewood Lane Associates  
a Washington Limited Partnership  
Bldg. 3, Suite 212  
300 12th N.E.  
Bellevue, Washington 98005  
Recorder's Use

*Vesting*

00333357 Br00491 Pg00437-00437  
DIXIE B MATHESON - IRON COUNTY RECORDER  
1993 DEC 07 09:02 AM FEE \$10.00 BY PTC  
REQUEST: SECURITY TITLE CO OF SO UTAH

**SPECIAL WARRANTY DEED**  
(corporate form)

GRANTOR FIDDLERS CANYON DEVELOPMENT, LTD., A UTAH LIMITED PARTNERSHIP  
of Cedar City, County of Iron, State of Utah, hereby

CONVEY and WARRANT against all claiming by, through or under to

WEDGEWOOD LANE ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP; GRANTEE of  
Bellvue, State of Washington

For the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS

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

Beginning S 0°18'27" E, 615.79 ft. along the section line and West 1143.69 ft. from the East Quarter corner Section 35, Township 35 South, Range 11 West, Salt Lake Base and Meridian; thence S 24°17'21" E, 127.77 ft.; thence along the N'y line of Fiddlers Canyon Road as follows: thence along the arc of a non-tangent curve to the left (radius point for which bears S 24°17'21" E, 1100.31 ft.), a distance of 123.82 ft.; thence S 59°15'46" W, 48.00 ft.; thence along the arc of a curve to the right, having a radius of 313.70 ft., a distance of 268.28 ft.; thence N 71°44'14" W, 49.65 ft.; thence along the arc of a curve to the right, having a radius of 15.00 ft., a distance of 25.96 ft.; thence N 27°25'00" E, 231.82 ft. along the E'y line of Wedgewood Lane; thence S 62°35'00" E, 200.43 ft.; thence N 59°15'46" E, 149.16 ft to the point of beginning.

EXCEPTING THEREFROM all oil, petroleum, natural gas, mineral rights and other hydrocarbon substances lying below a depth of 500 vertical feet from the surface of said land, for the purpose of exploring for, extracting, mining, boring, removing or marketing said substances, however, without any right of any entry upon the surface of said land.

Re-record to correct Grantee's Name.

Dated this 24<sup>th</sup> day of November A.D. 1993

Signed in the presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FIDDLERS CANYON DEVELOPMENT, LTD., a Utah Limited Partnership,  
BY: FRANK NICHOLS DEVELOPMENT CORPORATION  
*Frank W. Nichols*  
BY: FRANK W. NICHOLS, President  
*Celestia A. Nichols*  
BY: CELESTIA A. NICHOLS, Vice President

STATE OF UTAH }  
COUNTY OF Iron } ss.

~~00333070 Br00490 Pg00640-00660~~  
DIXIE B MATHESON - IRON COUNTY RECORDER  
1993 NOV 29 10:00 AM FEE \$10.00 BY PTC  
REQUEST: SECURITY TITLE CO OF SO UTAH

On the 24<sup>th</sup> day of Nov. A.D. 1993, personally appeared before me Frank W. Nichols and Celestia A. Nichols who being by me duly sworn did say, each for himself, that he the said Frank W. Nichols is the President, and she the said Celestia A. Nichols is the Vice-President of Frank Nichols Development Corporation, General Partner of Fiddlers Canyon Development, Ltd., the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its bylaws (or by authority of a resolution of its board of its board of directors) and said Frank W. Nichols and Celestia A. Nichols, each duly acknowledged to me that said corporation executed the same for and in behalf of Fiddlers Canyon Development, Ltd., a Utah Limited Partnership.

*J. Robison*  
Notary Public

SECURITY TITLE COMPANY

22066-11-1080

