

WHEN RECORDED, MAIL TO:

186016

Circle Four Realty  
P.O. Box 100  
Milford, Utah 84751

FILED FOR RECORD

2:30 o'clock 9 m

APR 13 1995

*[Signature]*  
Beaver County Recorder

SPECIAL WARRANTY DEED

Fee \$ 562

AGRI-EMPIRE CORPORATION, a California corporation, Grantor, having a mailing address of P.O. Box 490, San Jacinto, California 92583, hereby CONVEYS AND WARRANTS against those claiming by, through, or under said Grantor, but not otherwise, to CIRCLE FOUR REALTY, a general partnership organized and existing under the laws of the State of North Carolina, Grantee, having a mailing address of P.O. Box 100, Milford, Utah 84751, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, real property located in Iron and Beaver Counties, State of Utah, more particularly described on Exhibit A attached hereto.

THIS CONVEYANCE IS MADE SUBJECT TO:

(a) Real property taxes and assessments for 1995 and thereafter (including assessments of record prior to 1995 and payable in subsequent periods, if any).

(b) Taxes, impositions, or assessments resulting from a change in the use or tax status of the property conveyed hereby effected by Grantee or its successors in interest, including without limitation rollback taxes.

(c) All matters on the public record, including without limitation covenants, conditions, restrictions, easements, rights-of-way, encroachments, title exceptions, encumbrances, and other matters of any nature, including:

(i) An Easement and Right-of-Way granted to the United States of America by that certain Agreement, dated January 17, 1939 and recorded April 11, 1939 in Book Z-7 of Deeds, at Page 204 of the official records of Iron County, State of Utah.

(ii) Parcels 1, 2, 3, 4, 6, 8, 10, 12, 15, 18, 19, 24, 27, 31, 35, and that portion of 34 lying northerly of the Union Pacific Railroad Right-of-Way, may lack a right of access to and from said parcels.

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DIXIE B MATHESON - IRON COUNTY RECORDER  
1995 APR 13 16:23 PM FEE \$118.00 BY PTC  
REQUEST: SECURITY TITLE CO OF SO UTAH

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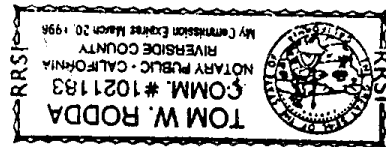
6500d-24249-IR

SECURITY TITLE COMPANY

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My Commission Expires:



Residing at: 2150 S. ...  
NOTARY PUBLIC  
Tom W. Rodda

The foregoing instrument was acknowledged before me this 12th day of April, 1995, by JAMES LARRY MINOR and WAYNE MINOR, the President and Vice President, respectively, of AGRI-EMPIRE CORPORATION, a California corporation.

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
: ss.  
)

By James Larry Minor  
James Larry Minor  
President  
By Wayne Minor  
Wayne Minor  
Vice President



AGRI-EMPIRE CORPORATION, a California corporation,

WITNESS the hand of said Grantor as of the 12th day of April, 1995.

(e) Other matters or conditions arising as a result of the acts or omissions of Dean Carter, Grantee, or their successors or assigns.

(d) All shortages in area, conditions, restrictions, easements, rights-of-way, encroachments, title exceptions, and other matters which would be disclosed or discoverable by or upon a complete and thorough inspection and survey (conforming to minimum ALTA/ACSM rural detail requirements) of the property on the date of this deed.

(iv) Any unrecorded contract of sale and/or assignments thereof, other than contracts to which Grantor is a party.

(iii) Rights or claims of parties in possession.

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

Real property located in Iron and Beaver Counties, State of Utah, more particularly described as follows:

TOWNSHIP 28 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 1:

The Southeast quarter of the Southeast quarter of Section 23.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 2:

The West half of the Southwest quarter of Section 24.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM that portion lying within the boundaries of the Union Pacific Railroad right of way.

PARCEL 3:

The Northeast quarter of the Northeast quarter of Section 26.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 4:

The Southeast quarter and the South half of the Northeast quarter of Section 26.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM that portion lying within the boundaries of the Union Pacific Railroad right of way.

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EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Lot 3, (being the Northeast quarter of the Northwest quarter) of Section 4.

PARCEL 8:

EXCEPTING THEREFROM that portion lying within the boundaries of the Union Pacific Railroad right of way. Subject to a right of way for a County Road, and incidental purposes as now exists.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

The West half of Section 2.

PARCEL 7:

TOWNSHIP 29 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM that portion lying within the boundaries of the Union Pacific Railroad right of way. Subject to a right of way for a County Road, and incidental purposes as now exists.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

The East half of the West half and the West half of the Northeast quarter of Section 35.

PARCEL 6:

EXCEPTING THEREFROM that portion lying within the boundaries of the Union Pacific Railroad right of way. removing the same.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

The West half of the West half of Section 35.

PARCEL 5:

PARCEL 9:

The Southeast quarter of the Northeast quarter and the East half of the Southeast quarter of Section 10.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Subject to a Right of Way for a County Road, and incidental purposes as now exists.

PARCEL 10:

The East half of the Southwest quarter and the West half of the Southeast quarter of Section 10.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 11:

The North half of the Northwest quarter and the Southeast quarter of Section 11.

EXCEPTING THEREFROM: Beginning at the Southeast corner of Section 11, thence West 350 feet; thence North 187 feet; thence East 350 feet; thence South 187 feet to the point of beginning.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Subject to a Right of Way for a County Road, and incidental purposes as now exists.

PARCEL 12:

The Southwest quarter of the Northwest quarter of Section 11.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

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PARCEL 13:  
 The East half of the West half and the Northeast quarter of Section 15.  
 EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.  
 Subject to a Right of Way for a County Road, and incidental purposes as now exists.

PARCEL 14:  
 Beginning at the Northwest corner of Section 16, and running thence East 47.5 chains, to the West line of the Railroad Right of Way; thence Southwesterly along the Railroad right of way, 86 chains, more or less, to the West line of Section 16; thence North 72 chains to the point of beginning.  
 EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.  
 Subject to a Right of Way for a County Road, and incidental purposes as now exists.

PARCEL 15:  
 Lots 1, 2 and 3, the East half of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 19.  
 EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 16:  
 Lot 4 and the Southeast quarter of the Southwest quarter of Section 19.  
 EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.  
 Subject to a Right of Way for a County Road, and incidental purposes as now exists.

PARCEL 17:

The South half of the Southwest quarter of Section 21.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Subject to a Right of Way for a County Road, and incidental purposes as now exists.

PARCEL 18:

Beginning 36 rods North of the East quarter corner of Section 21, and running thence North 44 rods; thence West 160 rods; thence South 160 rods; thence East 50 rods; thence North 116 rods; thence East 110 rods to the point of beginning.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

TOWNSHIP 30 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 19:

Lots 1, 2 and 3 and the South half of the North half of Section 3.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 20:

The South half of Section 3.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Subject to a Right of Way for a County Road, and incidental purposes as now exists.

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PARCEL 25: The west half and the southeast quarter of Section 24. EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same. 00349394 BK00528 P600882

PARCEL 24: All of Section 23. EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 23: The west half of Section 22. EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same. Subject to a Right of Way for a County Road, and incidental purposes as now exists.

TOWNSHIP 30 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 22: The Northeast quarter of Section 9. EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same. Subject to a Right of Way for a County Road, and incidental purposes as now exists.

PARCEL 21: Lots 1, 2, 6 and 7 and the southeast quarter of Section 4. EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same. Subject to a Right of Way for a County Road, and incidental purposes as now exists.



Subject to a Right of Way for a County Road, and incidental purposes as now exists.

PARCEL 26:

All of Section 25.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Subject to a Right of Way for a County Road, and incidental purposes as now exists.

PARCEL 27:

The North half of Section 26.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 28:

The North half of the Southeast quarter; the South half of the Southwest quarter; the Southeast quarter of the Southeast quarter; the East half of the Southwest quarter of the Southeast quarter and the East 60 rods of the Northeast quarter of the Southwest quarter of Section 27.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Subject to a Right of Way for a County Road, and incidental purposes as now exists.

PARCEL 29:

All of Section 33.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Subject to a Right of Way for a County Road, and incidental purposes as now exists.

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PARCEL 33:  
 All of Sections 7, 18, 19, 30, the West half of Section 20,  
 the West half of the Northwest quarter, the Northeast  
 quarter of the Northwest quarter of Section 29,  
 EXCEPTING THEREFROM that portion lying within the boundaries  
 of the County Road right of way.  
 EXCEPTING THEREFROM all coal, oil, gas and/or other minerals  
 in, on or under said land, together with the right of  
 ingress and egress for the purpose of exploring and/or  
 removing the same.

PARCEL 32:  
 Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, the East half  
 of the southwest quarter and the southeast quarter of  
 Section 6,  
 EXCEPTING THEREFROM that portion lying within the boundaries  
 of the County Road right of way.  
 EXCEPTING THEREFROM all coal, oil, gas and/or other minerals  
 in, on or under said land, together with the right of  
 ingress and egress for the purpose of exploring and/or  
 removing the same.

PARCEL 31:  
 Lots 5, 6, 11 and 12, Section 4, and Lots 7, 8, 9 and 10,  
 Section 5,  
 EXCEPTING THEREFROM that portion lying within the boundaries  
 of the County Road right of way.  
 EXCEPTING THEREFROM all coal, oil, gas and/or other minerals  
 in, on or under said land, together with the right of  
 ingress and egress for the purpose of exploring and/or  
 removing the same.

TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND  
 MERIDIAN:

PARCEL 30:  
 The West half of Section 34,  
 EXCEPTING THEREFROM all coal, oil, gas and/or other minerals  
 in, on or under said land, together with the right of  
 ingress and egress for the purpose of exploring and/or  
 removing the same.  
 Subject to a Right of Way for a County Road, and incidental  
 purposes as now exists.

PARCEL 34:

The East half of Section 10.

EXCEPTING THEREFROM that portion lying within the Union Pacific Railroad right of way.

EXCEPTING THEREFROM that portion lying within the boundaries of the County Road right of way.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

PARCEL 35:

The Northeast quarter of the Northeast quarter of Section 27.

EXCEPTING THEREFROM that portion lying within the boundaries of the County Road right of way.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

TOWNSHIP 31 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

PARCEL 36:

All of Sections 1, 12, 13, 24 and 25 and the Northeast quarter of Section 11.

EXCEPTING THEREFROM that portion lying within the boundaries of the County Road right of way.

EXCEPTING THEREFROM all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

TOGETHER WITH:

Any rights or interest of ~~grantor~~ in state leases and BLM grazing rights based on or appurtenant to the real property described on this Exhibit A, including without limitation BLM 06201, Cook Allotment.

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TOGETHER WITH:

Any interest of grantor in or to water rights appurtenant to the real property described in this Exhibit A, whether or not of record and whether or not perfected, and all pending applications, if any, of grantor for water to be diverted or used on the real property described in this Exhibit A, including without limitation any interest of grantor in or to water rights evidenced by the following Water Rights as on file in the office of the Utah State Engineer.

- Water Right No. 71-36.
- Water Right No. 71-171.
- Water Right No. 71-453.
- Water Right No. 71-478.
- Water Right No. 71-480.
- Water Right No. 71-481.
- Water Right No. 71-482.
- Water Right No. 71-483.
- Water Right No. 71-484.
- Water Right No. 71-485.
- Water Right No. 71-489.
- Water Right No. 71-526.
- Water Right No. 71-527.
- Water Right No. 71-529.
- Water Right No. 71-546.
- Water Right No. 71-566.
- Water Right No. 71-596.
- Water Right No. 71-598.
- Water Right No. 71-599.
- Water Right No. 71-1663.
- Water Right No. 71-1813.
- Water Right No. 71-1846.
- Water Right No. 71-1847.
- Water Right No. 71-1848.
- Water Right No. 71-1923.
- Water Right No. 71-2034.
- Water Right No. 71-2035.
- Water Right No. 71-2079.

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Water Right No. 71-2080.  
Water Right No. 71-2111.  
Water Right No. 71-2112.  
Water Right No. 71-2196.  
Water Right No. 71-2197.  
Water Right No. 71-2198.  
Water Right No. 71-2199.  
Water Right No. 71-2223.  
Water Right No. 71-2224.  
Water Right No. 71-2229.  
Water Right No. 71-2288.  
Water Right No. 71-2289.  
Water Right No. 71-2290.  
Water Right No. 71-2291.  
Water Right No. 71-2405.  
Water Right No. 71-2419.  
Water Right No. 71-2552.  
Water Right No. 71-2630.  
Water Right No. 71-2822.  
Water Right No. 71-3723.

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