

When Recorded Mail To:
CAROLYN D. MINER
1535 Apple Orchard Ln.
Mapleton, UT 84664



ENT 46609:2018 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 May 18 12:39 pm FEE 27.00 BY DA
RECORDED FOR SKABELUND LAW OFFICE

WARRANTY DEED

CAROLYN D. MINER (a.k.a. Carolyn Dalley Miner), **grantor** of Mapleton, Utah County, State of Utah, hereby WARRANTS AND CONVEYS all of her interest to MINER FARMS SPRINGVILLE, LLC, **grantee** of 1535 Apple Orchard Ln., Mapleton, Utah 84664, for the sum of \$10.00, and other valuable consideration, in the following described tract of land in Utah County, State of Utah:

See Exhibit "A", attached hereto.

WITNESS the hand of said grantor, this 4 day of April, 2018.

Carolyn D. Miner

CAROLYN D. MINER (a.k.a.
Carolyn Dalley Miner)

STATE OF UTAH)
) : ss.
COUNTY OF UTAH)

On the 4 day of April, 2018, personally appeared before me, CAROLYN D. MINER (a.k.a. Carolyn Dalley Miner), the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

Steven R. Skabelund
Notary Public

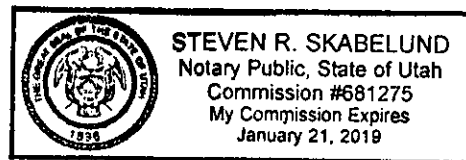


EXHIBIT "A"

Entry Number: 26412 Book: 2330 Page: 198
Parcel Number 26:024:0004

Commencing at a point 0.50 of a chain North of the Southwest corner of the Southeast quarter of the Southwest quarter of Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence East 2.00 chains to the West side of the state road; thence North 5.60 chains to the South side of the SL & U Railroad; thence South 38° 03' West 326.00 feet; thence South 48° 28' West 130.00 feet more or less to the road; thence North 89° 20' East 1.60 chains more or less to the place of beginning. Together with all water and water right appurtenant thereto.

Area = 1.24 Acres

Entry Number: 26412 Book: 2330 Page: 198
Parcel Number 26:024:0005

An irregular shaped parcel of land, situated in the Southwest quarter of section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian. Beginning North 89° 20' East 847.00 feet; North 55° 18' East 20.00 feet from the Southwest corner of Section 4; thence North 55° 18' East 723 feet; thence South 38° 03' West 326.00 feet; thence South 10° 28' West 130 feet; thence South 89° 20' West 350.00 feet to point of beginning. Containing an area of 1.86 acres, more or less.

Entry Number: 51109 Book: 3008 Page: 810
Parcel Number 26:024:0006

Commencing at a point 0.50 Chains North of the Southwest corner of Section 4, Township 8 South, Range 3 East, of the Salt Lake Base and Meridian; thence North 12.72 chains; thence East 4.539 chains; thence South 12.72 chains; thence West 4.539 chains; to the place of beginning.

Area = 5.77 Acres

Subject to easements and restrictions of record.

Together with all water and water rights appurtenant thereto.

Entry Number: 51110 Book: 3008 Page: 811
Parcel Number 26:024:0007

Commencing at a point 13.22 chains North and 1.00 Rod East from the Southwest corner of the Southwest Quarter Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 372.50 feet; thence East 282.50 feet; thence South 372.50 feet; thence West 282.50 feet more or less to the point of beginning.

Area = 2.416 Acres

Subject to easements and restrictions of record.

Together with all water and water rights appurtenant thereto.

Entry Number: 51106 Book: 3008 Page: 807
Parcel Number 26:024:0009

Beginning at a fence corner on the North line of the Utah County road 4800 South, said point being North 33.45 feet and East 298.82 feet, according to Utah Coordinate Bearings, Central Zone, from the Southwest corner of Section 4, Township 8 South, Range 3 East, Salt Lake Meridian; thence North 00° 34' 24" West along a fence 843.21 feet to a fence corner; thence North 89° 33' 45" East along a fence 134.72 feet to a fence corner; thence South 00° 55' 04" East along a fence 842.88 feet to a fence corner on the said North line of Utah County road 4800 South; thence South 89° 24' 50" West along a fence and North of said 4800 South 139.78 feet to the point of beginning.

Area = 2.66 Acres

Subject to easements and restrictions of record.

Together with all water and water rights appurtenant thereto.

Entry Number: 51107 Book: 3008 Page: 808
Parcel Number 26:024:0010

Beginning at a fence corner on the West line of Utah State Highway 156, said point being North 485.81 feet and East 1429.44 feet, according to Utah Coordinate Bearings, Central Zone, from the Southwest corner of Section 4, Township 8 South, Range 3 East, Salt Lake Meridian; thence North 03° 09' 08" West along a fence and said West line of Highway 156 769.95 feet to a fence corner; thence departing said West line of Highway 156 South 88° 55' 48" West along a fence

374.01 feet to a fence corner; thence South $01^{\circ} 07'42''$ West 364.19 feet to a fence corner; thence North $89^{\circ} 48'17''$ East along a fence 265.09 feet to a fence corner; thence South $02^{\circ} 01'44''$ East along a fence 496.78 feet to a fence corner; thence North $55^{\circ} 11'24''$ East along a fence 171.46 feet to the point of beginning.

Area = 4.71 Acres

Subject to easements and restrictions of record.

Together with all water and water rights appurtenant thereto.

Entry Number: 65196 Book: 3046 Page:806

Parcel Number 26:027:0049

COM N 235.35 FT & E 275.15 FT FR SW COR.SEC. 4 T8S R3E SLB&M.; N 3 DEG 15'5" W 172.81 FT; S 85 DEG 59'22" E 42.46 FT; S 10 DEG 52'0"W 172.67 FT TO BEG.

AREA 0.084 AC.

Entry Number: 65196 Book: 3046 Page: 806

Parcel Number 26:027:0067

(Bounded on the South, West and North lines by boundary fence lines, and on the Easterly line by deed lines of adjacent property owners)

Beginning at a point at a fence corner on the Easterly right-of-way line of a State Road (old U.S. Highway 89-91) and the North line of a lane, which beginning point is North 49.84 ft. and east 1615.33 ft. (based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the Southwest Corner of Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North $3^{\circ} 15'05''$ West along the fenced right-of-way line of said State Road, 366.78 ft.; thence South $85^{\circ} 59'32''$ East 164.12 ft. along a fence line extended and along a fence line; thence South $55^{\circ} 34'28''$ East along a fence line 22.10 ft.; thence South $89^{\circ} 56'20''$ East along a fence line, and fence line extended, 74.89 ft., more or less, to the Westerly deed and title line of the Ray Davis et all property; thence South $10^{\circ} 52'30''$ West along said deed and title lines 142.20 ft., more or less, to the North deed and title line of the Blain Miner property; thence along the said Blain Miner deed and title lines, West 62.0 ft.; thence South $10^{\circ} 52'30''$ West 75.05 ft.; thence West 4.70 ft.; thence South 35° West 157.66ft., more or less to the North line of the aforementioned lane; thence North $89^{\circ} 14' 56''$ West along said lane, 38.82 ft., more or less, to the point of beginning.

Less any interest which adjoining owners may have in and to any portion of the above described property.

Entry Number: 21398 Book: 2319 Page: 234
Parcel Number 26:043:0009

Beginning at a fence corner on the North line of a county road, said point being North 33.08 feet, and West 0.38 feet, according to Utah coordinate Bearings, Central Zone, from the Southeast corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian, thence along a fence all of the following courses: North $0^{\circ} 32' 39''$ West, along the Section line 407.09 feet; South $89^{\circ} 50' 39''$ West 573.34 feet; South $19^{\circ} 45' 30''$ East 261.91 feet; South $4^{\circ} 10' 09''$ East 137.13 feet, to the North line of said county road, thence South $87^{\circ} 20' 20''$ East, along a fence on the North line of said county road, 479.22 feet, to the point of beginning.

Area = 4.65 Acres

Entry Number: 26414 Book: 2330 Page: 200
Parcel Number 26:054:0051

A parcel of land in the Northeast quarter of Section 8 and in the Northwest quarter of Section 9; Township 8 South, Range 3 East, Salt Lake Base and Meridian; Beginning at a point which bears North $89^{\circ} 20'$ East 775.00 feet from the Northeast corner of Section 8; thence East 72.00 feet; thence South $55^{\circ} 18'$ West 987.2 feet; thence South $34^{\circ} 42'$ East 67.00 feet; thence South $55^{\circ} 18'$ West 1679.00 feet; thence North 673.50 feet; thence East 621.00 feet; thence North $55^{\circ} 18'$ East 785.90 feet; thence East 43.90 feet; thence North $55^{\circ} 15'$ East 890.0 feet; to the quarter section line; thence North $89^{\circ} 20'$ East 50.00 feet to the place of beginning. Area 11.90 acres more or less.

Together with all water and water rights appurtenant thereto.