

Annie Helane Meyers Jensen, also known as Annie H. Jensen, N. L. Jensen, her husband. the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

My commission expires 3/17/43

SEAL S. A. BACKMAN NOTARY PUBLIC SALT LAKE CITY-STATE OF UTAH.

S. A. Backman Notary Public. Address: Salt Lake City, Utah

Recorded at the request of Agnes F. Myers Spratling, Jan. 14, 1941, at 12:35 PM., in Book #256 of Deeds, Pages 386-87, Recording fee paid \$.90. (Signed) Cornelia S. Lund, Recorder, Salt Lake County, Utah, by L. F. Pratt, Deputy. (Reference: D-34, 139, 8-9.)

#896369

SPECIAL WARRANTY DEED

THE FEDERAL LAND BANK OF BERKELEY, a corporation, Grantor, with a principal place of business in the City of Berkeley, State of California, hereby CONVEYS and WARRANTS to ROBERT E. JONES and HORACE JONES, as joint tenants, Grantee, of R. D. No. 1, Magna, Utah, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the following described land in Salt Lake County, State of Utah, to-wit:

Beginning at the center of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; running thence West along the North line of the Southwest quarter of said section a distance of 660 feet; thence South at a right angle 2398.6 feet; thence South 78° 42' East 701.8 feet; thence South 99 feet to the South line of said section; thence East along the South line of said section 660 feet; thence North at a right angle 2013 feet; thence East at a right angle 1268.025 feet; thence North at a right angle 627 feet to the North line of the Southeast quarter of said section; thence West along said North line 705.54 feet; thence North at a right angle 1320 feet; thence West at a right angle 891 feet; thence North at a right angle 577.5 feet; thence West at a right angle 330 feet; more or less, to the West line of the Northeast quarter of said section; thence South along said West line 1897.5 feet, more or less, to the point of beginning; containing 136.9 acres, more or less.

EXCEPTING THEREFROM: Beginning at a point 1320 feet North of the center of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, thence North 577.5 feet; thence East 330 feet; thence South 577.5 feet; thence West 330 feet to the point of beginning; containing 4.37 acres, more or less. Reserving and excepting therefrom a right of way for road purposes over the West 1 rod thereof.

TOGETHER with 64 shares of stock in Utah & Salt Lake Canal Company.

Reserving and excepting unto the Grantor, its successors or assigns forever, an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property hereinabove described, together with the right of entry and all other rights, including all rights of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and the full enjoyment of the Grantor's interest herein reserved. The respective parties may conduct said operations jointly and severally, and each shall be entitled to one-half of the net income resulting from such joint and several commercial operations after all obligations incurred by either party in connection therewith have first been paid from the gross income, whereupon, each party shall have an undivided one-half interest in and to all physically removable capital investments and an equal right to the use and benefit of all other capital investments. Until each party is reimbursed, their respective legal interests in and to physically removable capital investments shall be in ratio to the amount expended therefor by each party.

SUBJECT to easements and rights of way now existing or reserved.

GRANTOR warrants title to above property only against all acts of itself.

TO HAVE AND TO HOLD to said Grantees, to the survivor of them, and to the heirs or assigns of such survivor.

IN WITNESS WHEREOF, The Federal Land Bank of Berkeley has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by its proper officers thereunder duly authorized this 6th day of November, 1940.

SEAL THE FEDERAL LAND BANK OF BERKELEY ORGANIZED MARCH 27th 1917 ELEVENTH DISTRICT.

THE FEDERAL LAND BANK OF BERKELEY By Wm. H. Woolf Assistant Vice-President By F S Baldwin Assistant Secretary

STATE OF CALIFORNIA) County of Alameda) ss.

On the 22nd day of November, 1940, personally appeared before me WM. H. WOOLF, who, being by me duly sworn, did say that he is the Assistant Vice-President of The Federal Land Bank of Berkeley, and on said date personally appeared before me F. S. BALDWIN, who, being by me duly sworn, did say that he is the Assistant Secretary of said Bank, and said persons did say that said instrument was signed in behalf of said Corporation by authority of its by-laws, and said WM. H. WOOLF and F. S. BALDWIN acknowledged to me that said Corporation executed the same.

My commission will expire: August 6, 1942

SEAL E. D. WILSON, NOTARY PUBLIC ALAMEDA CO., CALIF. EUREKA

E. D. Wilson Notary Public in and for Alameda County, California Residing at Oakland, California

Recorded at the request of The Federal Land Bank of Berkeley, Jan. 14, 1941, at 1:20 PM., in Book #256 of Deeds, Page 387, Recording fee paid \$1.70. (Signed) Cornelia S. Lund, Recorder, Salt Lake County, Utah, by F. E. Samway, Deputy. (Reference: D-33, 165, 10-12.)

#896373

UTAH LIGHT AND TRACTION COMPANY POLE LINE EASEMENT

2. Edward A. Murray and Helen Murray his wife, Grantors, of Salt Lake County, Utah, hereby convey and warrant to UTAH LIGHT AND TRACTION COMPANY, a corporation, its successors in interest and assigns, Grantee, for the sum of One (\$1.00) Dollar and other valuable consideration, a perpetual easement and right of way for the erection and continued maintenance, repair, alteration, and replacement of the electric transmission, distribution and telephone circuits of the Grantee, and no guy anchors - ~~no~~ poles, with the necessary guys, stubs, cross-arms and other attachments thereon, or affixed thereto, for the support of said circuits, to be erected and maintained upon and across the premises of the Grantors, in Salt Lake County, Utah, along a line described as follows:

Beginning on west boundary line of Grantor's land on the west line of Lot 3, Virginia Heights, Plat "A" Sub-division, Salt Lake City survey, at a point two feet south from the northwest corner of said Lot 3, thence running S. 69°00' E. 60 feet, more or less, two feet south from the north line of and across said Lot 3 to east boundary line of said Lot 3.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement.