

# ALTA/NSPS LAND TITLE SURVEY

Located in Sections 28, 29, 30, 31, & 32, T.14 S., R.11 E., and Section 5, T.15 S., R. 11 E., S.L.B. & M.  
Carbon County, Utah  
2018

## DESCRIPTION LEASE 9

OWNER: STEPHANIE E. DUNLAP AND/OR DALE CHRISTOPHER DUNLAP  
GRANTOR: FRANK EUGENE WHIPPLE AND PAULINE WHIPPLE, HUSBAND AND WIFE  
DATED: APRIL 18, 1966  
RECORDED: NOVEMBER 28, 17, 1970  
ENTRY NO.: 120781  
BOOK/PAGE: 1229112

TAX ID NO: 02-1778-0000 & 02-1911-0000

### RECORDED DESCRIPTION:

THE SOUTH HALF OF SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN.

### ALSO:

ALL OF LOT 1 (NE1/4NE1/4) AND THE EAST 330 FEET OF LOT 2 (NW1/4NE1/4) OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 15, 1995 AS ENTRY NO. 52913 IN BOOK 365 AT PAGE 739, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 416.7 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING AT THE EAST BOUNDARY LINE OF SECTION 6, AND RUNNING THENCE SOUTH ALONG SAID SECTION LINE 906.6 FEET; THENCE SOUTH 89°54' WEST 1201.1 FEET; THENCE SOUTH 0°02' WEST 906 FEET; THENCE NORTH 89°52' EAST 1201.5 FEET TO THE POINT OF BEGINNING.

### ALSO LESS AND EXCEPTING:

BEGINNING AT A POINT 1323.3 FEET SOUTH AND SOUTH 89°54' WEST 1201 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°54' WEST TO A POINT 330 FEET WEST OF THE SOUTHWEST CORNER OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 6, THENCE NORTH 0°02' WEST 906.6 FEET; THENCE NORTH 89°52' EAST TO A POINT SOUTH 416.7 FEET SOUTH AND SOUTH 89°52' WEST 1201.1 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH 0°02' EAST 906 FEET MORE OR LESS TO THE POINT OF BEGINNING.

### EXCEPTIONS

1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.

8. LIEN OF TAXES, NOW ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE  
YEAR: 2018  
TAX ID NO.: 02-1778-0000

LIEN OF TAXES, NOW ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE  
YEAR: 2018  
TAX ID NO.: 02-1911-0000

9. DELINQUENT TAXES  
YEAR: 2017  
TAX ID NO.: 02-1778-0000  
AMOUNT: \$15.23, PLUS PENALTY AND INTEREST.

DELINQUENT TAXES  
YEAR: 2017  
TAX ID NO.: 02-1911-0000  
AMOUNT: \$11.03, PLUS PENALTY AND INTEREST.

10. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF TAX DISTRICT 8 AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY.

11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

12. THE RIGHT OF THE COUNTY ASSESSOR TO REASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS. 69-2-501 TO 515 AS DISCLOSED BY THAT CERTAIN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT.  
DATED: OCTOBER 28, 2016  
RECORDED: OCTOBER 28, 2016  
ENTRY NO.: 634371  
BOOK/PAGE: 873 / 789  
OF OFFICIAL RECORDS.

13. LOSS OR CLAIM ARISING FROM THE CONVEYANCE PURPORTING TO VEST TITLE TO THE LAND IDENTIFYING THE GRANTEE AS "STEPHANIE E. DUNLAP AND/OR DALE CHRISTOPHER DUNLAP"  
QUIT CLAIM DEED  
RECORDED: SEPTEMBER 15, 2004  
ENTRY NO.: 107742  
BOOK / PAGE: 575 / 284

14. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN PATENT:  
GRANTOR: THE UNITED STATES OF AMERICA  
DATED: JUNE 22, 1920  
RECORDED: MARCH 1, 1946  
ENTRY NO.: 46612  
BOOK/PAGE: 6A / 298  
RESERVING: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

15. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN QUIT-CLAIM DEED:  
GRANTOR: GLEN P. FRANSDEN AND BRETT RAE FRANSDEN  
DATED: NOVEMBER 20, 1951  
RECORDED: NOVEMBER 28, 1951  
ENTRY NO.: 62329  
BOOK/PAGE: 15E / 246  
RESERVING: AN UNDIVIDED 1/2 INTEREST IN ALL OF THE OIL, GAS AND MINERALS IN THE SUBJECT PROPERTY WITH THE RIGHT TO PROSPECT FOR, DRILL, STORE AND REMOVE THE SAME.

RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN QUIT-CLAIM DEED:  
GRANTOR: GLEN P. FRANSDEN AND BRETT RAE FRANSDEN  
DATED: NOVEMBER 20, 1951  
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ENTRY NO.: 62329  
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RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN QUIT-CLAIM DEED:  
GRANTOR: CLEMENT SUZANNE  
DATED: AUGUST 12, 1952  
RECORDED: AUGUST 23, 1952  
ENTRY NO.: 65417  
BOOK/PAGE: 17/323  
RESERVING: AN UNDIVIDED 1/4 INTEREST IN ALL OF THE OIL, GAS AND MINERALS IN THE SUBJECT PROPERTY WITH THE RIGHT TO PROSPECT FOR, DRILL, STORE AND REMOVE THE SAME.

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ENTRY NO.: 62329  
BOOK/PAGE: 15E / 246  
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GRANTOR: CLEMENT SUZANNE  
DATED: AUGUST 12, 1952  
RECORDED: AUGUST 23, 1952  
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RESERVING: AN UNDIVIDED 1/4 INTEREST IN ALL OF THE OIL, GAS AND MINERALS IN THE SUBJECT PROPERTY WITH THE RIGHT TO PROSPECT FOR, DRILL, STORE AND REMOVE THE SAME.

RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN WARRANTY DEED:  
GRANTOR: FRANK EUGENE WHIPPLE AND PAULINE WHIPPLE, HUSBAND AND WIFE  
DATED: APRIL 18, 1966  
RECORDED: NOVEMBER 28, 17, 1970  
ENTRY NO.: 120781  
BOOK/PAGE: 1229112  
RESERVING: EXCEPT THAT THE SELLERS HEREBY RESERVE TO THEMSELVES, AND TO THEIR HEIRS AND ASSIGNS, ALL THE OIL, GAS AND MINERALS IN, ON OR UNDER THE SURFACE OF SAID LANDS, AND ALL THE RIGHTS OF OWNERSHIP THEREIN.

16. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:  
GRANTOR: EVELYN I. BROWN  
GRANTEE: WELLINGTON CANAL COMPANY  
PURPOSE: A PERPETUAL OF WAY AND EASEMENT TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, REMOVE, AND REPLACE WATER PIPELINES, VALVES, VALVE BOXES, METERS, METER BOXES, MANHOLES, AND OTHER WATER AND DISTRIBUTION FACILITIES.  
RECORDED: APRIL 20, 2000  
ENTRY NO.: 79807  
BOOK/PAGE: 453 / 1417  
SHOW ON MAP

17. THERE IS NO APPARENT ACCESS TO THE SUBJECT PROPERTY BY EITHER PUBLIC ROADWAY OR PRIVATE RIGHT OF WAY.

18. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER.

## DESCRIPTION LEASE 10

OWNER: AN UNDIVIDED 1/2 INTEREST TO DONALD LEROY HOLLISTER AND AN UNDIVIDED 1/2 INTEREST TO ROBIN RUOMAN AND DEBORAH RUOMAN HUSBAND AND WIFE AS JOINT TENANTS  
GRANTOR: FRANK EUGENE WHIPPLE AND PAULINE WHIPPLE, HUSBAND AND WIFE  
DATED: APRIL 18, 1966  
RECORDED: NOVEMBER 28, 17, 1970  
ENTRY NO.: 120781  
BOOK/PAGE: 1229112

### RECORDED DESCRIPTION:

THE SOUTH HALF OF SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN.

### ALSO:

BEGINNING AT A POINT 416.7 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING AT THE EAST BOUNDARY LINE OF SECTION 6, AND RUNNING THENCE SOUTH ALONG SAID SECTION LINE 906.6 FEET; THENCE SOUTH 89°54' WEST 1201 FEET; THENCE NORTH 0°02' WEST 906 FEET; THENCE SOUTH 89°52' EAST 1201.5 FEET TO THE POINT OF BEGINNING.

### ALSO:

BEGINNING AT A POINT 1323.3 FEET SOUTH AND SOUTH 89°54' WEST 1201 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°54' WEST TO A POINT 330 FEET WEST OF THE SOUTHWEST CORNER OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 6, THENCE NORTH 0°02' WEST 906.6 FEET; THENCE NORTH 89°52' EAST TO A POINT SOUTH 416.7 FEET SOUTH AND SOUTH 89°52' WEST 1201.1 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH 0°02' EAST 906 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERALS.

### EXCEPTIONS

1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.

8. LIEN OF TAXES, NOW ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE  
YEAR: 2018  
TAX ID NO.: 02-1911-0001

9. DELINQUENT TAXES  
YEAR: 2017  
TAX ID NO.: 02-1911-0001  
AMOUNT: \$12.25, PLUS PENALTY AND INTEREST.

10. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF TAX DISTRICT 8 AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY.

11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

12. THE RIGHT OF THE COUNTY ASSESSOR TO REASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS. 69-2-501 TO 515 AS DISCLOSED BY THAT CERTAIN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT.  
DATED: DECEMBER 15, 1995  
RECORDED: DECEMBER 18, 1995  
ENTRY NO.: 52923  
BOOK/PAGE: 365 / 767  
OF OFFICIAL RECORDS.

13. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN PATENT:  
GRANTOR: THE UNITED STATES OF AMERICA  
DATED: JUNE 22, 1920  
RECORDED: MARCH 1, 1946  
ENTRY NO.: 46612  
BOOK/PAGE: 6A / 298  
RESERVING: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

14. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN QUIT-CLAIM DEED:  
GRANTOR: GLEN P. FRANSDEN AND BRETT RAE FRANSDEN  
DATED: NOVEMBER 20, 1951  
RECORDED: NOVEMBER 28, 1951  
ENTRY NO.: 62329  
BOOK/PAGE: 15E / 246  
RESERVING: AN UNDIVIDED 1/2 INTEREST IN ALL OF THE OIL, GAS AND MINERALS IN THE SUBJECT PROPERTY WITH THE RIGHT TO PROSPECT FOR, DRILL, STORE AND REMOVE THE SAME.

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RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN QUIT-CLAIM DEED:  
GRANTOR: CLEMENT SUZANNE  
DATED: AUGUST 12, 1952  
RECORDED: AUGUST 23, 1952  
ENTRY NO.: 65417  
BOOK/PAGE: 17/323  
RESERVING: AN UNDIVIDED 1/4 INTEREST IN ALL OF THE OIL, GAS AND MINERALS IN THE SUBJECT PROPERTY WITH THE RIGHT TO PROSPECT FOR, DRILL, STORE AND REMOVE THE SAME.

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RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN WARRANTY DEED:  
GRANTOR: FRANK EUGENE WHIPPLE AND PAULINE WHIPPLE, HUSBAND AND WIFE  
DATED: APRIL 18, 1966  
RECORDED: NOVEMBER 28, 17, 1970  
ENTRY NO.: 120781  
BOOK/PAGE: 1229112  
RESERVING: EXCEPT THAT THE SELLERS HEREBY RESERVE TO THEMSELVES, AND TO THEIR HEIRS AND ASSIGNS, ALL THE OIL, GAS AND MINERALS IN, ON OR UNDER THE SURFACE OF SAID LANDS, AND ALL THE RIGHTS OF OWNERSHIP THEREIN.

15. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:  
GRANTOR: EVELYN I. BROWN  
GRANTEE: WELLINGTON CANAL COMPANY  
PURPOSE: A PERPETUAL OF WAY AND EASEMENT TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, REMOVE, AND REPLACE WATER PIPELINES, VALVES, VALVE BOXES, METERS, METER BOXES, MANHOLES, AND OTHER WATER AND DISTRIBUTION FACILITIES.  
RECORDED: APRIL 20, 2000  
ENTRY NO.: 79807  
BOOK/PAGE: 453 / 1417  
SHOW ON MAP

16. THERE IS NO APPARENT ACCESS TO THE SUBJECT PROPERTY BY EITHER PUBLIC ROADWAY OR PRIVATE RIGHT OF WAY.

17. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER.

## DESCRIPTION LEASE 11

OWNER: DIX JENSEN

TAX ID: 02-2196-0000

### RECORDED DESCRIPTION:

THE NORTHWEST QUARTER (NW1/4), THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2SW1/4) OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN.

### EXCEPTIONS

1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.

8. LIEN OF TAXES, NOW ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE  
YEAR: 2018  
TAX ID NO.: 02-2196-0000  
PRIOR YEAR: 2017 PAID  
AMOUNT: \$128.84

9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF TAX DISTRICT 8 AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY.

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

11. THE RIGHT OF THE COUNTY ASSESSOR TO REASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS. 69-2-501 TO 515 AS DISCLOSED BY THAT CERTAIN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT.  
DATED: JUNE 9, 2014  
RECORDED: AUGUST 1, 2014  
ENTRY NO.: 825346  
BOOK/PAGE: 828 / 543  
OF OFFICIAL RECORDS.

12. THE RIGHT OF THE COUNTY ASSESSOR TO REASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS. 69-2-501 TO 515 AS DISCLOSED BY THAT CERTAIN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT.  
DATED: OCTOBER 9, 2014  
RECORDED: NOVEMBER 4, 2014  
ENTRY NO.: 826388  
BOOK/PAGE: 832/430  
OF OFFICIAL RECORDS.

13. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN PATENT:  
GRANTOR: THE UNITED STATES OF AMERICA  
DATED: FEBRUARY 26, 1921  
RECORDED: MARCH 8, 1921  
ENTRY NO.: 890  
BOOK/PAGE: 6 / 249  
RESERVING: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

14. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN INSTRUMENT:  
GRANTOR: RULON S. RICH AND MARY T. RICH, HIS WIFE  
FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

15. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN PATENT:  
GRANTOR: STATE OF UTAH  
DATED: DECEMBER 8, 1920  
RECORDED: JULY 12, 1921  
ENTRY NO.: 80056  
BOOK/PAGE: 2A / 517  
RESERVING: SEE PATENT FOR RESERVATIONS.

16. MINERAL RIGHTS IN FAVOR OF THE GRANTEE AS SHOWN IN THAT CERTAIN INSTRUMENT:  
GRANTOR: RULON S. RICH AND MARY T. RICH, HIS WIFE  
FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

17. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN INSTRUMENT:  
GRANTOR: RULON S. RICH AND MARY T. RICH, HIS WIFE  
FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

18. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN INSTRUMENT:  
GRANTOR: RULON S. RICH AND MARY T. RICH, HIS WIFE  
FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

19. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN INSTRUMENT:  
GRANTOR: RULON S. RICH AND MARY T. RICH, HIS WIFE  
FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

20. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN INSTRUMENT:  
GRANTOR: RULON S. RICH AND MARY T. RICH, HIS WIFE  
FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

21. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN INSTRUMENT:  
GRANTOR: RULON S. RICH AND MARY T. RICH, HIS WIFE  
FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

22. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN INSTRUMENT:  
GRANTOR: RULON S. RICH AND MARY T. RICH, HIS WIFE  
FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

23. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN INSTRUMENT:  
GRANTOR: RULON S. RICH AND MARY T. RICH, HIS WIFE  
FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.