

Lincoln County

WHEN RECORDED, MAIL TO:

GEYSER RANCH, LIMITED

P.O. BOX 269

ENTERPRISE, UT 84725

Space Above for Recorder's Use

SPECIAL WARRANTY DEED

[CORPORATE FORM]

AGRI-EMPIRE, INC., a California Corporation, a corporation organized and existing under the laws of the State of Utah, with its principal office at SAN JACINTO, of County of San Jacinto, State of Utah/California grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to GEYSER RANCH, LIMITED PARTNERSHIP

of P.O. BOX 269, ENTERPRISE, UT 84725 grantee for the sum of TEN AND NO/100 ***** DOLLARS the following described tract of land in LINCOLN County, State of Utah/Nevada:

SEE ATTACHED SCHEDULE "A"

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 11 day of July, A. D. 19 89

Attest:

[Signature]
Secretary.

AGRI-EMPIRE, INC., a California Corporation

By *[Signature]* President.

[CORPORATE SEAL]

STATE OF UTAH, CALIFORNIA

County of Riverside

On the 21st day of July, 1989, A. D. personally appeared before me Larry Minor and Wayne Minor who being by me duly sworn did say, each for himself, that he, the said Larry Minor is the president, and he, the said Wayne Minor is the secretary of AGRI-EMPIRE, INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Larry Minor and Wayne Minor each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

[Signature]
Notary Public.

My commission expires Jan 29, 1990 My residence is San Jacinto, California



[Handwritten initials]

Lincoln County

ATTACHED SCHEDULE "A"

PARCEL ONE:

TOWNSHIP 5 NORTH, RANGE 66 EAST, N.D.B. & M.

Section 2: West Half (W1/2)

PARCEL TWO:

TOWNSHIP 6 NORTH, RANGE 66 EAST, N.D.B. & M.

Section 19: South Half (S1/2) of the Southeast Quarter (SE1/4)

Section 20: South Half (S1/2) of the Southwest Quarter (SW1/4);
Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)

Section 23: West Half (W1/2) of the Northwest Quarter (NW1/4)

Section 29: Northeast Quarter (NE1/4); East Half (E1/2) of the
Northwest Quarter (NW1/4); Northwest Quarter (NW1/4)
of the Northwest Quarter (NW1/4)

Section 30: North Half (N1/2) of the Northeast Quarter (NE1/4)

Section 34: East Half (E1/2)

TOGETHER WITH the right to use underground water from 4 wells with pumping plants located on the above described land for irrigation of 948 acres of said land, as evidenced by the following enumerated Certificates of Appropriation of Water issued by the State Engineer:

CERTIFICATE NO.

7247
7377
7555
7705

APPLICATION NO.

22558
21511
22557
23103

91932

RECORDED AT REQUEST OF

First American Title Co.

4 August 1989

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86

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RECORDED BY

FRANK C. HOLSE COUNTY REC. 18

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