

Lincoln County

WHEN RECORDED, MAIL TO:

W. Kent Corry
P.O. Box 1107
Cedar City, Utah 84720

MAIL TAX NOTICE TO:

Kenneth E. Lytle
Box 245
Pioche, Nevada 89043

GRANT, BARGAIN, SALE DEED

THIS INDENTURE, made this 21st day of November, 1991, between KENNETH E. LYTLE and DONNA B. LYTLE, husband and wife, the parties of the first part, and KENNETH E. LYTLE and DONNA B. LYTLE, Trustees of the KENNETH E. LYTLE AND DONNA B. LYTLE LIVING TRUST, dated the 21st day of November, 1991, parties of the second part.

A parcel of land situate in the SW1/4NW1/4SE1/4 of Section 35, T2N, R69E., MDB&M., and being more particularly described as follows:

That portion of lot numbered Eleven (11), Eagle Valley Plat, Northeastern of a line described as follows: Beginning at point from which the Northwest corner of Lot 12, Eagle Valley Plat, bears N. 18 degrees 18'29" E., a distance of 278.7 feet; thence S. 67 degrees 30' E., a distance of 120.0 feet to a point; thence S. 77 degrees 48' E., a distance of 113.8 feet to a point which is the intersection of the 2.5 acre parcel that follows; Said portion of Lot 11 contains .45 acres, more or less.

Also, the NW1/4 of the SW1/4 of the NE1/4 of the SE1/4 of section 35, T1N., T69E., MDB&M., excepting therefrom that portion which overlaps and is covered by lots 11 and 12, Eagle Valley Plat, said parcel contains 2.09 acres, more or less. (that portion of lots 11 and 12 in said subdivision containing 141 acres).

Also all of lot 12, Eagle Valley Plat, Excepting therefrom the following 2 parcels of land.

1. Beginning at point which is now the Northwest corner of this parcel from which the Northwest corner of Lot 12, Eagle Valley Plat, bears N. 18 degrees 29' E., a distance of 79.40 feet; thence S. 72 degrees 24' E., a distance of 134.4 feet to the Northeast corner; thence S. 38 degrees W., a distance of 83.1 feet to the Southeast corner; thence N. 72 degrees W., a distance of 96.8 feet to the Southwest corner; thence N. 72 degrees 29' E., a distance of 86.5 feet to the point of beginning, containing .24 acres, more or less. Said parcel was conveyed to Kim Lytle and Lisa Lytle previously.

2. Beginning at the Northwest corner of Lot 12, Eagle Valley Plat, which is also the Northwest corner of this parcel; thence S. 75 degrees 58' 53" E., a distance of 91.4 feet to the Northeast corner; thence S. 27 degrees 37' 48" E., a distance of 66.4 feet to the Southeast corner; thence N. 72 degrees 15' 15" W., a distance of 144.9 feet to the Southwest corner; thence N. 18 degrees 29' E., a distance of 42.5 feet to the point of beginning, containing .15 acres, more or less. Said parcel was conveyed to Gordon R. Lytle and Betty Lytle previously.

Lincoln County

leaving a net acre of .78 acres, more or less of lot 12.

Also, beginning at a point on the Section line between sections 2 and 3, T1N.,R69E.,MD&M., 292 feet North of the Southwest corner of the SW1/4 of said section 2; thence running North along said dividing line 1176 feet; thence running East 435 feet; thence running approximately South 16 degrees West approximately 1160 feet; thence running South 69 degrees 20' East, approximately 87 feet; thence running West 215 feet to the place of beginning and containing approximately 9 acres in the W1/2SW1/4 Section 2, a distance of 1116 feet; thence running West 647 feet; thence running approximately South 22 degrees West approximately 625 feet; thence running East 210 feet; thence running South 520 feet to the South boundary of said SW1/4 of Section 2; thence running East 614.87 feet to the place of beginning, and containing 17.76 acres in the E1/2NW1/4 of Section 2, T1N.,R69E.,MD&M.,

EXCEPTING therefrom a parcel of land situate in the SE1/4SW1/4 of Said Section 2, described as follows:

beginning at point which is the Southeast corner of this parcel from which the South Quarter corner of said section 2 bears South a distance of 645.7 feet, more or less, thence S. 62 degrees 16'38" W., across the existing county road a distance of 307.25 feet, more or less to a point on the Western edge of said roadway 30.00 feet normal to the centerline; thence West a distance of 581.11 feet, more or less to the Southwest corner; thence N. 21 degrees 55'36" E. along an existing fence a distance of 592.74 feet, more or less, to the Northwest corner; thence East a distance of 531.75 feet, more or less to the Northeast corner; thence South a distance for 400.92 feet, more or less to the point of beginning, containing 8.93 acres, less and except that portion of the existing county road 60.00 feet in width traversing property along the Easterly side and being that parcel of land conveyed to Kena Lytle.

Also beginning at point 1468 feet North of the Southwest corner of the SW1/4 of Section 2, T1N.,R69E., and 435 feet East of the dividing line between Section 2 and 3 of T1N.,R69E.,MD&M., thence running S. 71 degrees 33' East a distance of 1058 feet; thence North 19 degrees 47' East 179 feet; thence South 70 degrees 13' E., 525 feet; thence approximately South 22 degrees East along the present fence line approximately 625 feet; thence West 440 feet; thence North 76 degrees 45' West 542 feet; thence South 13 degrees 13' West 550 feet; thence North 69 degrees 20' West 495 feet; thence approximately North 16 degrees East approximately 1160 feet to the place of beginning and containing approximately 1160 feet to the place of beginning and containing 30.06 acres, more or less, in the SW1/4 of Section 2, T1N.,R69E.,MD&M.

Also, the West half of the Northeast quarter (W1/2NE1/4) of Section 18, T2N.,R70E.,MD&M., and

Also, commencing at the center of said Section 18, T2N.,R70E.,MD&M., and running thence West 640 feet; thence N. 25 degrees 50' East, a distance of 1467 feet to the Northeast corner of the SE1/4NW1/4 of said Section 18; thence South a distance of 1320 feet to the point of beginning and containing in all 90 acres, more or less.

Also, all of the South half of the tract beginning at the Southwest corner thereof thence the corner common to Section 10, 11, and 12, T1N.,R69E., MD&M., bears S. 22 degrees 10' W., 2283.7 feet and running from said Southwest corner S.

Lincoln County

3 degrees 50' E., 1431.0 feet to the Northwest corner; thence S. 71 degrees 45' E., 1582.0 feet to the Northeast corner; thence S. 11 degrees 30' West 1402.0 feet to the southeast corner; and thence N. 71 degrees 21' W., 1386.5 feet to the Southwest corner, the place of beginning. Said entire tract containing 47.292 acres, more or less and said south half as now marked by a division fence running easterly and westerly, each half supposed to contain 23.646 acres, more or less.

Also all of the following described property situate on the east side of the water Channel traversing the following: Beginning at the Southwest corner of the NW1/4NE1/4 of Section 15, T1N., R69E., MDB&M., and running thence North along the West line of said NW1/4NE1/4 of said section 15 and the projection thereof a distance of 2456 feet to a point on the west line of the SW1/4SE1/4 of Section 10, T1., R69E., MDB&M.; thence East a distance of 680 feet; thence S. 66 degrees 11' E., a distance of 1150 feet; thence east a distance of 908 feet to the East line of said Section 10; thence South along the East line of said section 10 a distance of 670 feet to the Southeast corner of said Section 10; thence West a distance of 1320 feet to the Southwest corner of the SW1/4SE1/4 of said Section 10; thence South a distance of 1320 feet to the Southeast corner of the SW1/4SE1/4 of section 15; thence West a distance of 1320 feet to the place of beginning.

Also the NE1/4SE1/4 of Section 5, T3N., R69E., MDB&M., as known as "Parship". Also the Northeast quarter (NE1/4) of Section 12, T1N., R69E., MDB&M. Also the NW1/4SW1/4 Section 17, T3N., R69E., MDB&M., known as "Buster". Also, all of the land situate in the North of the fence traversing diagonally the following described property:

the SE1/4, the SW1/4SE1/4, the SW1/4SE1/4SE1/4NE1/4, the NE1/4SE1/4NE1/4SW1/4, the S 1/2SE1/4NE1/4SW1/4, the SE1/4SW1/4NE1/4SE1/4, the E1/2SE1/4SW1/4 and the E1/4NW1/4SE1/4SW1/4 of Section 7, T3N., R70E., MDB&M., and the N1/2NE1/4, and the NE1/4NE1/4NE1/4 of Section 18, T3N., R70E., MDB&M.

Also any and all water appurtenant to the above described property.

Also any and all interest that the said grantors own in and to all water and range rights, including that is known as the section property, Bristol Pipeline, Crown Springs, Simpson Springs, and other interest.

Also all fixtures, trucks, machinery, tools, farming equipment, hay grain, livestock of every kind, farming utensils and equipment, livestock brands, building materials of every kind and character, now or hereafter belonging to the parties of the first part is now or may hereafter become the owner of seized, possessed, or entitled to wherever the same may situate.

TOGETHER with tenements, hereditament and appurtenances thereto belonging or in anywise appertaining, and the profits, remainders, rents issued and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises together with the appurtenances unto the said parties of the first part and to their heirs, successors and assigns forever.

Lincoln County

Witness the hands of said Grantors this 21st day of November, 1991.

Kenneth E. Lytle
KENNETH E. LYTLE

Donna B. Lytle
DONNA B. LYTLE

STATE OF UTAH)
) ss.
COUNTY OF IRON)

On the 21st day of November, 1991, personally appeared before me KENNETH E. LYTLE and DONNA B. LYTLE, the signers of the within instrument, who duly acknowledged to me that they executed the same.

W. Kent Corry
Notary Public
Residing at Cedar City, Utah.

My Commission Expires: 8 January 1992

097868

NOTARIAL PUBLIC STATE OF UTAH
W. Kent Corry
Dec. 6, 1991
A 1 1
P 99
597

W. Kent Corry
NOTARY PUBLIC