

WARRANTY DEED

EVERETT L. VANDERPOOL, CLIFFORD K. KEETER, HOWARD M. MACFARLANE, WILLARD M. MACFARLANE, VAL F. BERKLEY, LISLE L. HADLOCK, WILLIAM D. WOOD, as trustees for the use and benefit of Ogden Aerie No. 2472, Fraternal Order of Eagles, GRANTORS, of Ogden, County of Weber, State of Utah, hereby CONVEY AND WARRANT to -

OGDEN AERIE No. 2472, FRATERNAL ORDER OF EAGLES, a Utah non-profit corporation, GRANTEE, of Ogden, Weber County, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the following described tract of land in Weber County, State of Utah:

A part of the Northwest Quarter of Section 14, Township 6 North, Range 2 East, Salt Lake Base and Meridian, United States Survey:

Beginning at a point 1457.0 feet East of the Southwest corner of said quarter section and running thence North 0° 27' East 2600 feet, more or less to the North line of said Section 14; thence East along the Section line 1144.0 feet, more or less to a point 105 feet West of the Northeast corner of said quarter Section; thence South 140 feet; thence East 80 feet; thence South 514.85 feet; thence North 87° 22' West 152 feet; thence South 76° 25' West 75 feet; thence South 51° 52' West 166 feet; thence South 33° 50' West 60 feet more or less to a point South 504 feet; South 59° 19' West 615 feet, North 79° 23' East 46.76 feet, North 48° 25' East 57.12 feet and South 30° 50' East 54 feet, more or less to the North Westerly line of the Millie Garff property, from the Northeast corner of said Quarter Section; then North 30° 50' West 54 feet, more or less to a point 65 feet North 60° 50' West from the center of River; thence South 48° 25' West 57.12 feet; thence South 79° 23' West 46.76 feet; thence South 59° 10' West 600 feet; thence South 30° 50' East 225 feet; thence North 56° 18' East 100.13 feet; thence North 49° 31' East 101.43 feet; thence North 46° 14' East 102.61 feet; thence North 37° 22' East 107.7 feet; thence North 62° 23' East 100.13 feet; thence North 53° 28' East 5 feet more or less to the Westerly line of the Holbrook property; thence South 33° 50' West 45 feet more or less to a point 564.72 feet West of the East line of said quarter section; thence south 50 feet; thence East 260 feet; thence North 50 feet; thence East 304.72 feet; thence South to Southeast corner of said quarter section; thence West 1249 feet, more or less to point of beginning.

SUBJECT TO RIGHT OF WAY: 20 feet wide, the center line of which is described as follows: Beginning at a point West 115 feet from the Northeast corner of said quarter section, running thence South 170 feet; thence East 80 feet; thence South 387.54 feet; thence South 79° 40' West 223.55 feet; thence South 50° 60' West 250.15 feet, thence South 59° 10' West 700 feet.

Excepting therefrom the following property: Part of the Northwest Quarter of Section 14, Township 6 North, Range 2 East, Salt Lake Meridian, United States Survey: Beginning on the South line of a 20 foot Right of way 504 feet South and South 59° 10' West 515 feet from the Northeast corner of said Quarter Section running thence North 50° East along said right of way 200 feet, thence South 30° 50' East to the center of River Chanal thence Southwesterly along center of River chanal to a point South 30° 50' East of beginning, thence North 30° 50' West 65 feet to beginning.

Together with the right to use of all water heretofore used upon or in connection with the property hereby warranted and conveyed, including the right to the use of one sixth of the water of the Rollo, Johnson and Downs Ditch Company, as tabulated in the water rights on the Ogden River and its tributaries in that certain decree in the District Court of the Second Judicial District of Utah, in and for Weber County, in that certain cause entitled "Plain City Irrigation Company vs Hooper Irrigation Company, et al" being No. 7487 in said Court, and being Right No. D A 306, and including the right to the use of all the water of the Bingham Spring as tabulated in the water rights on the Ogden River District of Utah, in and for Weber County, in that certain cause entitled "Plain City Irrigation Company vs Hooper Irrigation Company, et al" being No. 7487 in said Court, and being Right No. A. 304.