

WARRANTY DEED

Jesse S. Wilson and Lilith P. Wilson of Hatch, County of Garfield, State of Utah, GRANTORS, hereby convey and warrant to Russell M. Wilson, Virginia Wilson, J. Lloyd Wilson, Helen W. Wilkes, Marba W. Lazenby, Marie W. Davis, Richard S. Wilson, D. Wayne Wilson, Kent C. Wilson, Hugh L. Wilson, S. Karl Wilson, Carolyn Wilson and Robert K. Wilson, their children, for the sum of one dollar, love and affection, the following described tracts of land in Garfield County, State of Utah.

Parcel 1

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 16, Township 36 South, Range 4 1/2 West, Salt Lake Base and Meridian, Garfield County, Utah containing 40 acres more or less with the exception of the following tract of land:

Commencing at the Northeast Corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 16; thence, using the bearing of the North line of the Northwest Quarter (NW 1/4) of said Section 16 (being North 89°50'00"West) as a basis of bearing and proceeding South 32°31'16"West, 1257.41 feet to the TRUE POINT OF BEGINNING; thence South 55°25'52" East, 110.84 feet; thence South 26°37'43"West, a distance of 218.13 feet, more or less to a point on the South line of the aforesaid Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4); thence North 89°51'00"West, along said South line, 110.00 feet; thence North 24°20'05" East 282.71 feet, more or less to the TRUE POINT OF BEGINNING. Containing 0.6 acres, more or less.

Parcel 2

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), the North half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 12, Township 36 South, Range 5 West, Salt Lake Base and Meridian, Garfield County, Utah containing 160 acres more or less.

Parcel 3

The South half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 9, Township 36 South, Range 4 1/2 West, Salt Lake Base and Meridian containing 80 acres more or less.

Together with all decreed and/or apparent water rights and all improvements and appurtenances thereon--provided that said children and their spouses shall immediately execute a ~~warranty~~ deed in favor of Sunset Cliffs, Inc. (formerly Mammoth Lumber Co.), a Corporation owned solely by the children of Jesse S. Wilson for the main purpose of owning and improving this property.

Provided further that this property shall not be sold or transferred nor shall common stock of Sunset Cliffs be sold or transferred to any person not a blood descendant of Jesse S. Wilson except that if Calvin Wilson or other brothers and sisters of Jesse S. Wilson wish to join said Sunset Cliffs, Inc. through the contribution of other Wilson Canyon Property, they and their children shall have rights to ownership of a proportionate share of ownership as evidenced by shares of common stock.

*Draw note
this signature
is witness only*

Witness the hand of said Grantors, this

Signed in the presence of
Russell M. Wilson

25th day of November A.D. 1970

Jesse S. Wilson
Lilith P. Wilson

State of Utah)
) ss. On the 25th day of November A.D. 1970
County of Sevier)

Personally appeared before me Jesse S. Wilson and Lilith P. Wilson
the signers of the within instrument who duly acknowledged to me that they executed
the same.

Dorothy B. Dawles
Notary Public

Residing at Salina, Utah

My commission expires Apr. 17 - 1973

126830
ENTRY NO. 126830 RECORDED 5-18 19 71 AT 9 AM
AT REQUEST OF Russell M. Wilson
FEE \$ 6.90
Helen M. Wright
RECORDER GARFIELD COUNTY, UTAH
DEPUTY