



RECORDED JUL 17 1980 AT 9:24 AM  
IN BOOK 712 PAGE 1435-36 GREEN RIVER, WYO.  
NO. 825732 ALBERT J. PESCO, COUNTY CLERK

1435

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 23rd day of June, 1980, by PRUDENTIAL SERVICE CORPORATION, a Utah corporation (hereinafter referred to as "Grantor"), to BUFFALO DEVELOPMENT, a general partnership consisting of James P. McDonough, Christopher A. Faber, Carl J. Nordstrom and Robert H. Watson, (hereinafter referred to as "Grantee").

WITNESSETH:

IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, Grantor hereby CONVEYS AND WARRANTS unto Grantee the following described land situated in Sweetwater County, State of Wyoming (the "Property"):

A portion of Block Numbered Five(5) of the Mountain View Subdivision, City of Rock Springs, Sweetwater County, Wyoming, more particularly described as follows:

Beginning at the most northerly corner of Block 5, Mountain View Subdivision, a subdivision located in the West Half (W 1/2) of Section 33, Township 19 North, Range 105 West, 6th Principal Meridian, as recorded in the office of the Sweetwater County Clerk, Green River, Wyoming, and running thence South 69°17'33" East, 427.30 feet along the southerly right-of-way line of Dewar Drive, to the point of a 910.00 foot radius curve to the right; thence southeasterly 130.44 feet along the arc of said curve and said southerly right-of-way line; thence south 28°55'13" West, 602.33 feet; thence North 35°39'42" west, 148.56 feet; thence North 69°17'33" west, 347.54 feet; thence North 20°42'27" East, 523.20 feet to the point of beginning.

SUBJECT TO ALL OF THE FOLLOWING:

1. Such exceptions, easements, restrictions, covenants, reservations, and limitations as are contained in the Warranty Deed dated June 17, 1976 from Union Pacific Land Resources Corporation to Willamette Development Corp. recorded on June 25, 1976 in Book 618, Pages 447-454, deed records.

2. Subject to and hereby reserving unto Grantor, for the use and benefit of contiguous real property, a nonexclusive easement and right-of-way for ingress and egress with respect to the real property located in the West 1/2 of Section 33, Township 19 North, Range 105 West, 6th Principal Meridian, Sweetwater County, Wyoming, and being more particularly described as follows:

A portion of Block 5 of the Mountain View Subdivision, City of Rock Springs, Sweetwater County, Wyoming, and being more particularly described as follows:

Beginning at a point bearing North 2°04'05" West along the section line a distance of 756.99 feet and North 87°55'55" East a distance of 1939.78 feet from the West Quarter Corner of Section 33, Township 19 North, Range 105 West, 6th Principal Meridian, said point being on the southwest right-of-way line of Dewar Drive; Thence South 69°17'33" East, 59.00 feet; Thence deflecting to the right along a curve of radius 910.00 feet a distance of 3.00 feet, the chord of said curve lying South 69°11'53" East a length of 3.00 feet; Thence South 20°42'27" West, 100.00 feet; Thence deflecting to the right along a curve of radius 534.50 feet a distance of 172.58 feet, the chord of said curve lying South 29°57'27" West a length of 171.83 feet; Thence South 39°12'27" West, 163.00 feet; Thence deflecting to the left along a curve of radius 649.54 feet a distance of 102.16 feet; the chord of said curve lying South 34°42'08" West, a length of 102.05 feet; Thence North 69°17'33" West, 62.78 feet along the boundary line of Blocks 5 and 6 of said Mountain View Subdivision; Thence deflecting to the right along a curve of radius 711.54 feet a distance of 122.26 feet, the chord of said curve lying North 34°17'07" East a length of 122.11 feet; Thence North 39°12'27" East, 163.00 feet; Thence deflecting to the left along a curve of radius 472.50 feet a distance of 152.56 feet; the chord of said curve lying North 29°57'27" East a length of 151.90 feet; Thence North 20°42'27" East, 100.00 feet to the point of beginning. Area = 0.765 acre.

3. All mineral reservations of record and rights incident thereto, including (without limitation) reservations or exceptions concerning the mineral estate and the right to exercise the same in favor of Union Pacific Land Resources Corporation or its predecessors in interest as described in the above-referenced Warranty Deed dated June 17, 1976.

4. Perpetual easement for power pole and wire line and incidental purposes over and through a strip of land 100 feet in width across subject property as granted to Pacific Power & Light Company by instrument recorded April 1, 1963 in Book 308, Page 129 and by instrument recorded September 15, 1976 in Book 625, Page 289 and as shown on the recorded plat of said subdivision.

5. All easements and rights-of-way of record. The reasonable easements and rights-of-way required to provide new utility services to the above described property and adjacent lands which were reserved by Willamette Development Corp. in the Warranty Deed whereby the above described property was conveyed to Grantor. All liens for current and future taxes, assessments and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; all easements, rights-of-way, or other interests or estates which may be apparent from an inspection of the above-described property; discrepancies, conflicts, in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose; water rights or claims or title to water; and any exceptions to or defects in title as may have resulted from the acts or neglect of Grantee.

IN WITNESS WHEREOF, Grantor has executed this Deed on the day and year first above written.

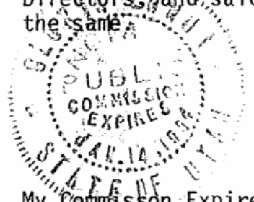
PRUDENTIAL SERVICE CORPORATION  
a Utah corporation

By: Guy C Frost  
Its President

ATTEST:  
Stephen P. Terry  
Title: Vice President

STATE OF UTAH )  
                  )ss.  
COUNTY OF SALT LAKE)

On this 23rd day of June, 1980, personally appeared before me GUY C. FROST and STEPHEN P. TERRY, who being by me duly sworn did say that they are the President and Vice President, respectively, of PRUDENTIAL SERVICE CORPORATION, a Utah corporation, and that the foregoing Special Warranty Deed was signed on behalf of said corporation, by authority of its By-Laws or a resolution of its Board of Directors, and said Officers acknowledged to me that said corporation executed the same.



Gloria Ernst  
Notary Public  
Residing at Salt Lake City, Utah

My Commission Expires:  
1-14-84