

JAN 6 1978

Recorded at Request of Utah Title & Abstract Company
at 255 M. Fee Paid \$ 7.00 KATIE L. DIXON, Salt Lake County Recorder

by Cheryl Warrington Dep. Book _____ Page _____ Ref.: _____
Cheryl Warrington

Mail tax notice to _____ Address _____

3047749 WARRANTY DEED

T-44728

CLARENCE W. SHAFER aka CLARENCE U. SHAFER and RUTH SHAFER, his wife,

of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to

GAYLE E. NILSON and SONJA NILSON, his wife,

WILLIAM A. FERGUSON and BETTIE B. FERGUSON, his wife

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of
TEN DOLLARS and other good and valuable consideration ~~DOLLARS~~

the following described tract of land in Salt Lake County,
State of Utah:

(See Exhibit "A" attached hereto and by this reference made a part hereof.)

Subject to easements, restrictions and rights of way appearing of record
or enforceable in law and equity.

UT-44728

WITNESS, the hands of said grantors, this 5th day of
January, A. D. 1978.

Signed in the Presence of

Clarence U. Shafer
Clarence U. Shafer

Ruth Shafer
Ruth Shafer

STATE OF UTAH, }
County of Salt Lake } ss.

On the 5th day of January, A. D. 1978
personally appeared before me

CLARENCE W. SHAFER aka CLARENCE U. SHAFER and RUTH SHAFER, his wife,

the signers of the within instrument, who duly acknowledged to me that they executed the
same



Louis P. Chandler
Notary Public.

My commission expires 4-14-81 Residing in Salt Lake City, Utah

UTAH TITLE AND ABSTRACT COMPANY

Salt Lake 355-7533 Tooele 882-3511 Davis 867-2273 773-1653 534-0422 Weber 621-7542

BOOK 1606 PAGE 385

ESC-104

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situate in the Southwest quarter of the Northeast quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract are described as follows:

BEGINNING on the East line of 2700 West Street, at a point 50.00 feet South $89^{\circ} 53' 21''$ East and 19.44 feet North $0^{\circ} 04' 22''$ West from the center of said Section 21; thence South $89^{\circ} 53' 21''$ East 120.01 feet; thence North $0^{\circ} 04' 40''$ West 85.00 feet; thence North $89^{\circ} 53' 21''$ West 120.00 feet; thence South $0^{\circ} 04' 22''$ East 85.00 feet to the point of BEGINNING.

TOGETHER with and subject to a perpetual right of way and utility easement 30.0 feet in width upon parts of six (6) tracts of land situate in the Southwest quarter of the Northeast quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said easement are described as follows:

BEGINNING on the East line of 2700 West Street, at a point 50.00 feet South $89^{\circ} 53' 21''$ East and 4.44 feet North $0^{\circ} 04' 22''$ West from the center of said Section 21; thence South $89^{\circ} 53' 21''$ East 320.00 feet; thence North $0^{\circ} 04' 22''$ West 30.00 feet; thence North $89^{\circ} 53' 21''$ West 320.00 feet; thence South $0^{\circ} 04' 22''$ East 30.00 feet to the point of BEGINNING.