

95-1261 JK 2/13/95 6036496

Recorded at Request of \_\_\_\_\_

at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref. \_\_\_\_\_

Mail tax notice to Grantees Address 4518 So. 4300 W. West Valley, UT 84120

# WARRANTY DEED

Ronald F. Wegner  
of Salt Lake City, County of Salt Lake, State of Utah, hereby  
CONVEY and WARRANT to  
Eduard E. Dubois and Katherine K. Dubois, husband and wife, as joint tenants

of Salt Lake City, County of Salt Lake, State of Utah for the sum of  
Other Good and Valuable Considerations and Ten and no/100ths-----DOLLARS,

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

### Parcel No. 1:

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 at a point 269.983 feet East and 18.917 feet North from the center of said Section 21; thence North 0°04'40" West 85.00 feet; thence South 89°53'21" East 100.00 feet; thence South 0°04'22" East 85.00 feet; thence North 89°53'21" West 100.0 feet to the point of beginning.

(Continued . . .)

15-21-257-006 and 15-21-402-002.

Subject to easements, restrictions, reservations, and rights of way of record. Subject to annual general property taxes for 1995 and subsequent years thereafter.

WITNESS, the hand of said grantor, this 7th day of March, A. D. 19 95

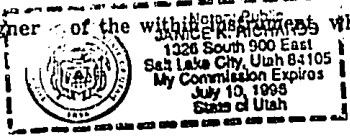
Signed in the Presence of

Ronald F. Wegner  
Ronald F. Wegner

STATE OF UTAH, } ss.  
County of Salt Lake

On the 7th day of March, A. D. 19 95  
personally appeared before me Ronald F. Wegner

the signer of the within instrument who duly acknowledged to me that he executed the same.



Jane K. Richmond  
Notary Public.

My commission expires 7-10-96 Residing in Salt Lake

BK7113PC037

(Continued . . .)

Less and excepting therefrom: A parcel of land being part of an entire tract 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 at a point 269.983 feet East and 18.917 feet North from the center of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North  $0^{\circ}04'40''$  West 85.00 feet; thence South  $89^{\circ}53'21''$  East 0.25 feet; thence South  $0^{\circ}04'40''$  East 85.00 feet; thence North  $89^{\circ}53'21''$  West 0.25 feet to the point of beginning.

Together with and subject to a perpetual right of way 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.

**Parcel No. 2:**

A tract of land situate in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast 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 at a point 269.983 feet East and 18.917 feet North from the center of said Section 21; thence South  $0^{\circ}04'40''$  East 85.00 feet; thence South  $89^{\circ}53'21''$  East 100.00 feet; thence North  $0^{\circ}05'10''$  West 65.56 feet; thence North  $0^{\circ}04'22''$  West 19.44 feet; thence North  $89^{\circ}53'21''$  West 100.00 feet to the point of beginning.

Together with and subject to a perpetual right of way 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.

6036496  
03/08/95 12:15 PM 16.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
PARAMOUNT TITLE  
REC BY: B GRAY , DEPUTY - WI

BK7113PG0038