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7428400
07/30/1999 03:47 PM 11.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
TITLE WEST
BY: ZJM, DEPUTY - WI 1 P.

When recorded mail to:
Fred L. Green & Susette F. Green
2793 East 2880 South
Salt Lake City, Utah 84109
Mail tax notices to:
(same as above)

7428400

SPECIAL WARRANTY DEED

ZIONS FIRST NATIONAL BANK, as TRUSTEE of the Freda B. Capson Trust, Grantor, hereby CONVEYS AND WARRANTS, against the acts of the Grantor only, to Fred L. Green and Susette F. Green, Husband and Wife as Joints Tenants of 2793 East 2880 South, Salt Lake City, Utah 84109, Grantee, for the sum of TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land situated in Salt Lake County, State of Utah, to wit:

Commencing at a point 1.5 rods South and 143 feet East from the Northwest corner of the South 1/2 of the Southwest quarter of section 26, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 126.3 feet; thence South 115.76 feet from the North line of 3300 South Street; thence along the North line of said street West 126.3 feet; thence North 115.76 feet to the place of beginning. ~~Less and Excepting: COMMENCING 1.5 rods South and 143 feet East from the Northwest corner of the South 1/2 of the Southwest 1/4 of Section 26, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence East 40.0 feet; thence South 20.0 feet; thence West 40.0 feet; thence North 20.0 feet to the point of BEGINNING.~~

This Special Warranty Deed Specifically limits any Warranties made by the Grantor with respect to the real property described herein, and the Grantor does not make any warranties except from the time the Grantor has owned the property in fee simple. Further this Special Warranty Deed is conveyed subject to all liens, leases, easements, restrictions, reservations and encumbrances of every kind and nature whatsoever, of record, discoverable from an inspection of the above referenced property, or enforceable at law or in equity.

IN WITNESS WHEREOF, the Grantors this 30th day of July, 1999, have caused these presents to be executed in their names by two officers of Zions First National Bank, as Trustee.

ZIONS FIRST NATIONAL BANK, a
National Banking Association, as Trustee

By: [Signature]
Richard H. Pope, Assistant Vice President

By: [Signature]
Richard Baird, Vice President

STATE OF UTAH,
SS
County of Salt Lake

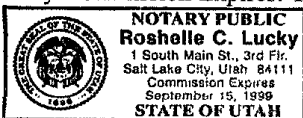
On the 30th day of July, 1999, personally appeared before me Richard H. Pope and Richard Baird, who being by me duly sworn did say they are officers of Zions First National Bank, a National Banking Association, and that said instrument was signed in behalf of said Association, as Trustee, by resolution of its Board of Directors and they acknowledged to me said Association executed the same, as Trustee.

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[Signature]
Notary Public

Salt Lake City, Utah
Address

My Commission Expires: 15 September 1999



TW 22331