AFTER RECORDING MAIL TO: Mr. Wayne B. Freckleton 409 East 2050 South

Bountiful Utah Recorded APR 2 0 1976

7. W KATIE L. DIKON, Recorder Salt Lake County, Utah WARRANTY SDEED

2806445

Russoll Peterson J & R INVESTMENT CO., a limited partnership, Grantor,

Request ci

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS to WAYNE B. FRECKLETON and AILEEN FRECK-LETON, his wife, as tenants in common, Grantees, of Salt Lake City, County of Salt Lake , State of Utah, for the sum of TEN AND NO/100(\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

> BEGINNING at a point South 0° 05' East 1249.05 feet, and South 89° 45' East 418.64 feet from the Northwest corner of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 0° 05' West 300.98 feet to the South line of Billinis Road, thence North 89° 25' West 162.56 feet along said road, thence South 0° 05' East 301.93 feet; thence South 89° 45' East 162.56 feet to the point of BEGINNING. (Containing 1.12 acres)

RESERVING to the Grantor, its successors and assigns, an easement over and across that portion thereof over and upon which water accumulating upon Grantor's property contiguous and adjacent to the West, currently flows and drains to an improved surface channel drainage system designed to carry water through the system Northeasterly to Billinis Road, said easement to be for the purposes of the maintenance, use and repair of said drainage area and said improved channel drainage system.

TOGETHER WITH a right of way described as follows: BEGINNING at a point South 0° 05' East 1120.56 feet from the Northwest corner of Section 36, Township ! South, Range ! West, Salt Lake Base and Meridian, and running thence North 89° 25' West 166.16 feet, more or less, to the East line of 700 West Street; thence North along said East line 21.0 feet; thence South 89° 25' East 422.24 feet, more or less, to the West line of the hereinabove described parcel; thence South 0° 05' East 21.0 feet; thence North 89° 25' West 256.08 feet, more or less, to the point of BEGINNING.

Subject to the general property taxes accruing after January 1, 1976.

Subject to easements and right-of-ways appearing of

Subject to a Trust Deed, dated September 13, 1972, in favor of Valley Bank and Trust Company, Trustee and Beneficiary, recorded September 15, 1972, Entry No. 2485077, Book 3155 Page 79 of official records, and assigned to The Capitol Life Insurance Company, by Assignment, dated March 8, 1973, recorded March 13, 1973, Entry No. 2524423, Book 3277 Page 59 of official records, with an unpaid principal balance of \$158,644.28 with interest paid to April 1, 1976, at the rate of 8-3/4 % per annum, which Trust Deed the Grantees herein assume and agree to pay.

Subject to any assessments which may hereafter accrue in favor of Salt Lake City Suburban Sanitary District.

WITNESS the hand of said Grantor, this _____ day of March, 1976.

J & R INVESTMENT CO., a limited partnership

John A. Billinis, General Partner

Y: Lla General Partner

STATE OF UTAH) : ss

COUNTY OF SALT LAKE)

On the _____ day of March, 1976, personally appeared before me, JOHN A. BILLINIS and RITA S. BILLINIS, who being by me duly sworn did say, that they are general partners of J & R INVESTMENT CO., a limited partnership, and said JOHN A. BILLINIS and RITA S. BILLINIS duly acknowledge to me that said instrument was signed by them and each of them in behalf of said partnership and that said partnership

executed the same.

Notary Public

Myccommission expires: July 16, 1978. Residing at: Murray, Utah.

MA 121 PM 3