

7135

WARRANTY DEED

SPRINGVILLE CITY, a municipality of the State of Utah, with its principal office at 50 South Main Street, Springville, Utah, Grantor, hereby conveys and warrants to JEANINE S. HETTINGA, a corporation, Grantee, for the sum of TWENTY FIVE THOUSAND DOLLARS (\$25,000), the following described parcel of land located within the Springville City Industrial Park in Springville, Utah County, Utah, to-wit:

Beginning at a point which is South 1502.98 feet and West 998.80 feet from the South 1/4 corner of Section 20, T. 7 S., R. 3 E., SLB&M., said point is also on the south right-of-way line of the Industrial Parkway Road; thence South 82°26'59" East along said right-of-way line 265.80 feet; thence South 7°33'01" West 870.73 feet to the intersection with a fence line; thence North 56°58'32" West along the fence which is the south boundary line of the Springville Industrial Park 294.42 feet thence North 7°33'01" East 744.10 feet to the point of beginning.

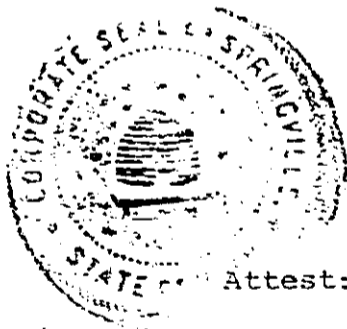
Grantor reserves to itself a public utility easement 20 feet wide on the southerly edge of said parcel and a public utility easement 15 feet wide on the easterly edge of said parcel.

Subject, however, to the protective covenants adopted by Springville City on October 5, 1976, and recorded October 7, 1976, as entry #26007 in Book 1504, pages 87-95 of the records of the Utah County Recorder, and as corrected December 20, 1977, and recorded May 4, 1978, as entry #17026 in Book 1643, pages 177-178, of the records of the Utah County Recorder, and also subject to rights of way and easements of record of which are visible on inspection of the premises.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its duly authorized officers this 13<sup>th</sup> day of November, 1980.

SPRINGVILLE CITY, a municipality

By: John T. Marshall  
John T. Marshall



Attest: Verl S. Dallin  
Verl S. Dallin, City Recorder

RECORDED AT THE DEPT. OF  
UTAH COUNTY RECORDER  
DEPUTY  
MAR 12 1980  
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1981 MAR 12 PM 12:05

Joseph C. Ferguson

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