

14418

SPECIAL WARRANTY DEED

506

This deed made this 21st day of November, 1953, between ROBERT A. MORRISON and GLADYS M. MORRISON, his wife, of the City of Denver, State of Colorado, First Parties, and the BRIGHAM YOUNG UNIVERSITY of Provo, County of Utah, State of Utah, Second Party,

W I T N E S S E T H:

That First Parties, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Second Party, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said Second Party, its successors and assigns forever, all the following described parcels of land situate, lying and being in the County of Utah and State of Utah, to wit:

TRACT A:

Commencing at a point in the Westerly line of a street which point of beginning is South along the section line a distance of 1322.6 feet and West 1238.7 feet from the Northeast Corner of Section 31 of Township 6 South, Range 3 East, Salt Lake Base & Meridian; and running thence South 22°19' West along said road line a distance of 294.6 feet; thence South 89°22' West 230.5 feet; thence South 0°38' East 291.5 feet; thence South 89°33' West 484.8 feet; thence North 0°52' West 301.5 feet; thence North 87°57' East 63.7 feet; thence North 0°54' West 263.1 feet; thence North 89°37' East 345.6 feet; thence North 28°18' East 342.1 feet; thence North 89°56' East 132.7 feet; thence South 5°41' East 302.9 feet; thence North 89°27' East 102.3 feet to the point of beginning.

Containing an area of 9.31 acres.

Also: Commencing South along the section line 1886.6 feet and West 1469.7 feet from the Northeast Corner of Section 31 aforesaid; and running thence South 18°23' West 264.8 feet; thence North 248.9 feet; thence North 88°54' East 97.5 feet to the point of beginning.

Containing an area of 0.278 acres.

E 1634-F
7105-53
S 1/2 of 21 E 1/2

61056-80-1
174
E 1634-F
S 1/2 of 21 E 1/2

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TRACT B:

Commencing on the North line of the County road 352.8 feet South and 457.2 feet East of the center of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 6°10' East 320 feet; thence West 166.5 feet; thence North 5°48' East 416.7 feet to a point 385.1 feet North and 368.5 feet East of center of said Section 31; thence North 89°25' West 363.6 feet; thence North 30' West 639.4 feet; thence North 89°39' East 583.7 feet; thence South 0°42' East 300.8 feet; thence North 89°27' East 536 feet; thence South 16°35' West 112.8 feet; thence South 30' West 57.6 feet; thence South 2°01' West 179.3 feet; thence South 87°55' West 65.8 feet; thence South 30°58' West 250.5 feet; thence South 25°42' West 205.7 feet; thence South 17°58' West 361 feet; thence North 1°02' East 366.9 feet; thence North 79°46' West 139.8 feet; thence South 1°29' West 391.6 feet; thence North 88°52' West 90.2 feet to the place of beginning.

Less conveyed to Garn G. Phillips and Mariam P. Phillips recorded in Book 465, page 128.
 Less conveyed to Dean B. Phillips and Kathryne M. Phillips recorded in Book 465, page 129.
 Less conveyed to Arthur Max Phillips and Lucille B. Phillips recorded in Book 465, page 130.

Commencing 385.6 feet North and 301.9 feet East from the Center of Section 31, Township 6 South, Range 3 East of the Salt Lake Base and Meridian; thence North 0°36' West 342.44 feet; thence North 89°39' East 288.38 feet to the grantors' East fence line; thence South 0°42' East along said fence line 346.64 feet to the grantors' South fence line; thence North 89°25' West 289.0 feet more or less to beginning. Area 2.27 acres. Together with a right of way beginning at the Northwest corner of the above described property; thence North 0°36' West 282.36 feet; thence South 89°39' West to the County road; thence North 0°30' West 20.0 feet to the grantors' North fence line; thence North 89°39' East along said fence line to a point 20.0 feet North 89°39' East and North 0°36' West 302.36 feet from the point of beginning of said right of way; thence South 0°36' East 302.36 feet; thence South 89°39' West 20.0 feet to beginning.

Commencing 354.8 feet South and 688.3 feet East and North 89°57' West 93.1 feet from the center of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°57' West 48.0 feet; thence North 1°29' East 391.6 feet; thence South 78°46' East 139.8 feet; thence South 1°02' West 245.9 feet; thence North 89°57' West 83.0 feet; thence South 5°48' West 121.6 feet to beginning.

7102-53
 81456-141
 7101-53
 NW 1/4 SE 1/4
 SW 1/4 ME 1/4

E 1/4 32-13A
 SW 1/4 ME 1/4
 7102-53

81456-141
 7101-53
 NW 1/4 SE 1/4



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F1632-C
7100-5-8
SW 1/4 R3E

7103-5-3
SW 1/4 R3E

7103-5-3
SW 1/4 R3E

7101-5-3
SW 1/4 R3E

7105-5-3
91456-80-1
SW 1/4 R3E
61502-2
SW 1/4 R3E

TRACT C:

Commencing 385.0 feet North and 301.9 feet East and North 89°25' West 297.0 feet from the center of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 0°30' West 484.4 feet; thence North 89°39' East 154.0 feet; thence North 30' West 155 feet; thence South 89°39' East 141.85 feet; thence South 36' East 644.8 feet; thence North 88°25' West 297 feet to the place of beginning.

TRACT D:

Beginning at a point 79.14 feet North and 337.4 feet East of the center of Section 31, Township 6 South, Range 3 East of the Salt Lake Base and Meridian; thence North 79°31' West 201.2 feet; thence North 78°44' West 94.1 feet, thence North 85°12' West 92.1 feet; thence North 88°48' West 132.8 feet; thence North 0°25' East 163.0 feet; thence North 89°25' East 177.8 feet; thence North 0°02' East 79.5 feet; thence South 89°25' East 366.3 feet; thence South 5°48' West 307.5 feet to the place of beginning.

Beginning at a point 349.5 feet South and 291.2 feet East of the Center of Section 31, Township 6 South, Range 3 East of the Salt Lake Base and Meridian; thence North 88°52' West 55.1 feet; thence North 6°09' East 228 feet; thence North 88°52' West 142.5 feet; thence North 5°16' East 235.3 feet; thence South 79°31' East 201.2 feet; thence South 6°09' West 431 feet to the place of beginning.

TRACT E:

Commencing 390.9 feet North and 1083.4 feet East from the center of Section 31, Township 6 South, Range 3 East of the Salt Lake Base and Meridian; thence South 87°55' West 65.8 feet; thence South 88°31' West 189.8 feet; thence South 89°30' West 237.4 feet; thence North 0°42' West 348.2 feet; thence North 89°27' East 536.0 feet; thence South 16°35' West 112.8 feet; thence South 0°30' West 57.6 feet; thence South 2°01' West 179.3 feet to beginning. Area 4.03 acres.

Subject to a right of way across the South 12.0 feet of the above described property.

TRACT F:

Beginning 330 feet East of the Southwest corner of Section 32, Township 6 South, Range 3 East; Salt Lake Base and Meridian; thence North 47°30' West 447.69 feet; thence North 68°41' East 1428.24 feet; thence South 1198.4 feet; thence South 59°27' West 230.0 feet; thence South 77°44' West 507.5 feet; thence North 27°00' West 675.0 feet to place of beginning.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues



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and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said First Parties, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the successors and assigns of Second Party forever.

And the First Parties, for themselves and their heirs, covenant and agree to and with the said Second Party, its successors and assigns, the above bargained premises in the quiet and peaceable possession of the said Second Party, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said First Parties, to WARRANT AND FOREVER DEFEND.

And said First Parties further warrant and agree to execute such further assurances as may be necessary to insure the title and interest of Second Party in and to the aforesaid described land by reason of any after acquired title or interest in said property by the First Parties.

IN WITNESS WHEREOF the said First Parties have caused their names to be hereunto affixed.



Robert A. Morrison
Gladys M. Morrison

STATE OF Colorado
City and Denver } ss.
COUNTY OF Denver

On this 21st day of November, 1953, personally appeared before me, ROBERT A. MORRISON and GLADYS M. MORRISON, his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same.



Ruth C. Holzer
Notary Public
Residing at Denver, Colorado
My commission expires: June 8, 1954

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ABSTRACT: SEC.
PROOF READ: TP
INDEXED: R
\$99.90

Dec 31 - 4 54 PM '53

ENTRY NO. 14418
BOOK PAGE
MELBA VEST UTAH COUNTY RECORDER

32165 R 3 W
see 5 RT 10

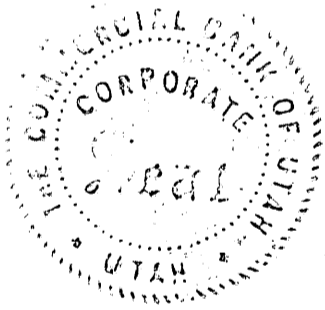
Corporation Release of Real Estate Mortgage

KNOW ALL MEN BY THESE PRESENTS:

That THE COMMERCIAL BANK OF UTAH, a corporation with its principal place of business at Spanish Fork, Utah, duly organized, existing and doing business under and by virtue of the laws of the State of Utah, in consideration of the sum of Ten and no/100 DOLLARS, to it paid by Dearl Otis Stewart, the receipt of which is hereby acknowledged, does hereby certify and declare that a certain mortgage bearing date the 9th day of August, A. D. 1952, made and executed by Dereal Otis Stewart and Margaret L. Stewart, his wife Mortgagor^s therein to THE COMMERCIAL BANK OF UTAH, and recorded in the office of the County Recorder of the County of Utah, State of Utah, in book 605 of Mortgages, at page 376-8, on the 18th day of August, A. D. 1952, together with the debt thereby secured is fully paid, satisfied and discharged.

Lot 2 Block 26 "P" Fairport

WITNESS the signature and seal of said corporation, this 18th day of December, A. D. 1953.



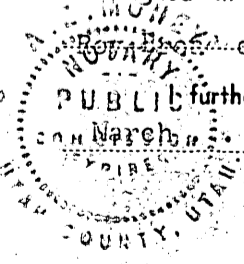
THE COMMERCIAL BANK OF UTAH,
a corporation

By [Signature]
Its Office Manager

State of Utah, }
County of Utah } ss.

On the 18th day of December, A. D. 1953, before me, a Notary Public, in and for the County of Utah, State of Utah, personally appeared Roy Broadbent, who, being by me duly sworn, did say that he is an officer and agent of THE COMMERCIAL BANK OF UTAH, a corporation of the State of Utah, to wit: the Office Manager thereof, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Roy Broadbent acknowledged to me that said corporation executed the same.

I further certify that my commission as said Notary Public expires on the 30th day of March, A. D. 1956.



[Signature]
Notary Public

Residing at Spanish Fork, Utah