

Taken off

1148584

Recorded at Request of **CARDON ABSTRACT CO.**

FEB 17 1949

at 1:32 PM Fee paid \$5.30

Hazel Taggart Chase, Recorder Salt Lake County, Utah

P. J. Schmitt Dep. **QUIT-CLAIM DEED**

Book 664 Page 1

Ref. **443-290-36** 1617

HAROLD H. BENNETT and EMILY H. BENNETT, his wife, grantors, of Salt Lake City, Salt Lake County, State of Utah, hereby QUIT-CLAIM to JOHN M. WALLACE and LELAND B. SWANER, Grantees, of Salt Lake City, Salt Lake County, State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

B-30-182-33 Beginning at a point N 0° 03' 08" W 80 feet and S 89° 43' 42" W 80 feet from the City Monument at the intersection at 1700 West Street (Redwood Road) and 2100 South Street; thence S 89° 43' 42" W 5218.66 feet to U. S. Monument; thence S 0° 13' 02" W 30.02 feet to U. S. Monument; thence S 89° 45' 12" W 1878.77 feet to U. S. Monument; thence N 0° 01' 16" W along W boundary line of Salt Lake City 2150.78 feet to intersect diagonal fence line; thence N 37° 33' 36" W along diagonal fence line 3178.20 feet to the SW corner of fence; thence N 0° 06' 01" W 520.65 feet along fence line to NW corner of fence; thence N 89° 52' 21" E 3906.93 feet along fence line to corner of fence; thence N 19° 20' 43" E 604.50 feet to a point 01 foot N of fence on N boundary line of plant. This bearing line passes approximately through bench mark located on fence line. Thence N 89° 47' 00" E 375.14 feet to U. S. Monument located on S bank of Surplus Canal; thence along S bank of Surplus Canal S 38° 59' 18" E 550.07 feet to U. S. Monument; thence S 41° 37' 08" E 639.18 feet to U. S. Monument; thence S 48° 51' 32" E 997.23 feet to U. S. Monument; thence S 49° 21' 33" E 754.33 feet to U. S. Monument; thence S 54° 27' 08" E 1308.15 feet to U. S. Monument; thence S 42° 09' 32" E 115.32 feet to U. S. Monument; thence S 39° 52' 51" E 157.20 feet to U. S. Monument; thence S 19° 50' 28" E 197.90 feet to U. S. Monument; thence S 29° 16' 52" E 154.88 feet to U. S. Monument; thence S 45° 57' 11" E 98.22 feet to U. S. Monument; thence S 0° 03' 08" E 2602.70 feet; thence S 89° 52' 32" W along N fence line N of Veterans Administration Building 543.08 feet to Copper Plug in Asphalt; thence S 0° 05' 18" E along fence line W of Veterans Administration Building 904.75 feet to corner of fence; thence N 89° 54' 32" E along fence line S of Veterans Administration Building 542.80 feet to a point located 01 foot E of fence line running N and S; thence S 0° 05' 03" E 1624.21 feet to U. S. Monument which is the point of beginning.

B-26-98-29
B-26-108-28
B-26-110-31
B-26-202-21
B-26-230-29
B-26-213-26
B-26-226-29
B-26-215-31
B-26-216-27
B-26-293-25
B-26-180-24
B-26-94-34
S-38-303-23
S-2-97-48
S-2-128-41

Together with rights of ingress and egress over, upon, and across all alleys, roads and streets, including all main or access roads and streets located within and serving the above described premises, and the right to use and enjoy in common with other persons or corporations who have acquired portions of said property the sewer and water systems now or hereafter located upon and within the above described property and serving the same and which are necessary for the convenience, use and occupancy of the property hereby conveyed;

Also together with the right to use, in common with others, the present main line railroad trackage and all extensions thereof now or hereafter serving the above described property;

Excepting and excluding from the above described property the following seven parcels thereof:

No. 1. Beginning at a point N 30° 20' 15" W 3997.75 feet from the City Monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; thence N 0° 07' 08" W 482.20 feet, thence N 89° 52' 52" E 402.00 feet, thence S 0° 07' 08" E 482.20 feet, thence S 89° 52' 52" W 402.00 feet to point of beginning. Sub-

ject to the rights of others to use, in common with Zion's Co-Operative Mercantile Institution, the main line railroad trackage contained within the above described tract of land; also

No. 2. Beginning at a point N 30° 20' 15" W 3997.75 feet from the City Monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; thence N 89° 52' 52" E 158.60 feet, thence S 0° 06' 20" E 767.15 feet, thence S 89° 52' 52" W 158.44 feet, thence N 0° 07' 08" W 767.15 feet to point of beginning; subject to the right of others to use, in common with Zion's Co-Operative Mercantile Institution, the main line railroad trackage contained within the above described tract of land, and subject to a right of way over the South 80 feet of the above described tract of land for ingress and egress only of trucks to serve buildings or structures No. 14 and 65-B located immediately South of the above described tract of land; also

SW-1/4-15
15-1W

No. 3. Beginning at a point S 89° 43' 42" W 80.00 feet and N 0° 03' 08" W 1044.21 feet from the City Monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; thence N 0° 03' 08" W 660.00 feet, thence S 89° 54' 32" W 660.00 feet along a fence line South of the Veterans Administration Building, thence S 0° 03' 08" E 660.00 feet, thence N 89° 54' 32" E 660.00 feet to a point located 01 feet East of fence line running North and South which is point of beginning; also

E 1/2 SW-15
15-1W

No. 4. Beginning at a point N 56° 55' 46" W 2428.04 feet from the City Monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; thence S 89° 57' 52" W 719.32 feet, thence N 0° 03' 08" W 1320.16 feet, thence S 89° 56' 52" W 302.30 feet, thence N 0° 03' 08" W 721.41 feet, thence N 13° 39' 52" E 516.70 feet, thence N 0° 03' 08" W 456.46 feet, thence N 89° 52' 52" E 895.61 feet, thence S 0° 07' 08" E 3001.25 feet to point of beginning; also

W 1/2 SW-15
W 1/2 NW-15
E 1/2 SE-16
E 1/2 NE-16
15-1W

No. 5. Beginning at a point N 0° 03' 08" W 2630.91 feet, S 89° 43' 42" W 80 feet and N 89° 56' 20" W 980.44 feet from the City Monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; thence S 0° 03' 20" E 1186.38 feet, thence S 89° 55' 40" W 501.9 feet; thence N 0° 06' 20" W 1185.98 feet, thence N 89° 54' 40" E 502.93 feet, to the point of beginning; also

N 1/2 SW-15
15-1W

No. 6. Beginning at a point N 0° 03' 08" W 2630.91 feet, S 89° 43' 42" W 80 feet, N 89° 56' 20" W 980.44 feet, S 89° 54' 40" W 502.93 feet, and N 0° 06' 20" W 53 feet from the City Monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; thence N 0° 06' 20" W 1226.91 feet, thence N 89° 52' 14" E 512.33 feet, thence S 0° 06' 20" E 1226.91 feet, thence S 89° 52' 14" W 512.33 feet to point of beginning; also

SW-1/4-15
15-1W

No. 7. Beginning at a point N 0° 03' 08" W 2630.91 feet, S 89° 43' 42" W 80 feet, N 89° 56' 20" W 980.44 feet, S 89° 54' 40" W 502.93 feet, N 0° 06' 20" W 53 feet, and S 89° 53' 40" W 64 feet from the City Monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; thence S 89° 53' 40" W 131.00 feet, thence N 0° 06' 20" W 30.00 feet; thence S 89° 53' 40"

SW-1/4-15
15-1W

E 97.00 feet, thence N 0° 06' 20" W 409.00 feet,
thence N 20° 33' 40" E 438.00 feet, thence S 0° 06'
20" E 438.00 feet, to the point of beginning.

The City Monument above referred to at the
Intersection of 1700 West Street (Redwood Road)
and 2100 South Street is located about 29.74
feet South and 1 foot East of the Southeast corner
of the Southwest quarter of Section 15, Township
1 South, Range 1 East, Salt Lake Meridian

And for the consideration aforesaid, the above named grantors
hereby QUIT-CLAIM to the above named grantees, the following:

(A) All right, title and interest of grantors in and
to the easements and rights reserved in the conveyance to
Zion's Co-Operative Mercantile Institution of the above
described excluded parcels No. 1 & No. 2, or to which said
excluded parcels were made subject by said conveyance.

(B) All right, title and interest of grantors in and
to all improvements and structures located upon and all
appurtenances belonging to the premises and property hereby
conveyed.

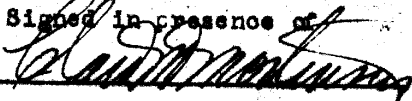
(C) All right, title and interest of grantors in and
to all main line railroad trackage situated within the
boundaries of the property conveyed by United States of
America acting by and through War Assets Administrator to
John M. Wallace, H. H. Bennett and Leland E. Swaner, sub-
ject, however, to the rights of all other persons and
corporations who have acquired portions of said property
to use and enjoy said mainline railroad trackage as such
rights are described and set forth in the conveyances to
said other persons and corporations and as may be necessary
for the convenience, use, and occupation of the portions of
said property acquired by them.

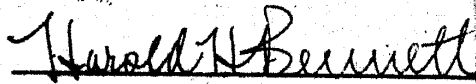
(D) All right, title and interest of grantors in and to
all alleys, roads and streets, including all main or access
roads and streets located within the boundaries of the
property conveyed by the United States of America, as afore-
said, excepting and excluding all alleys, roads and streets,
including all main or access roads and streets, as presently
located, which give access to or serve the seven above des-
cribed excluded parcels of said property.

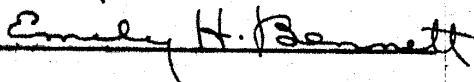
The grantees agree by their acceptance hereof that the property
hereby conveyed to them is conveyed and accepted subject to the
right-of-way heretofore given to Zion's Co-Operative Mercantile
Institution for heating pipes through buildings Nos. 8, 11, 14 and
51 and through the lands intervening between or adjoining said build-
ings, which right-of-way shall be of sufficient size for the proper
maintenance, operation and repair of said heating pipes.

WITNESS the hands of the said grantors this fifteenth day of
February, one thousand nine hundred and forty-nine.

Signed in presence of







STATE OF UTAH

COUNTY OF SALT LAKE



On this 15th day of February, 1949, personally appeared before me Rea Smith Notary Public, residing at Salt Lake City, Utah, Field H. Bennett and Emily H. Bennett, his wife, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

My Commission Expires

January 16, 1953

Rea Smith
Notary Public. Residing at
Salt Lake City, Utah