

BOOK 2102 PAGE 384

Recorded SEP 23 1966 at 10:58 a.m.
Request of SECURITY TITLE COMPANY
HAZEL TAGGERT CHASE
Recorder, Salt Lake County, Utah
\$10.00 By *[Signature]* Deputy
Book..... Page..... Ref.....
Return to Mr. Henager, # 70,000

1948128

DEED

ARIZONA-UTAH INVESTORS, a partnership, grantor, hereby CONVEYS to NATIONAL SECURITIES, INC., an Arizona corporation, grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah and all in Township 3 South, Range 1 East, Salt Lake Base and Meridian:

PARCEL 1: The East half of the Northwest quarter of Section 22, EXCEPT the North 528 feet thereof.

PARCEL 2: The West half of the West half of the West half of the Northeast quarter, Section 22, EXCEPT the North 528 feet thereof.

PARCEL 3: The South half of the Southwest quarter, Section 14, EXCEPT the West 880.11 feet thereof.

PARCEL 4: BEGINNING at the North quarter corner of Section 23, and running thence South 511.61 feet; thence West 1759.89 feet; thence North 511.61 feet; thence East 1759.89 feet to the point of BEGINNING.

PARCEL 5: The Northwest quarter of the Northeast quarter of the Northeast quarter of Section 14.

Subject to:

1. Taxes and assessments.
2. The terms and conditions of the Agreement dated July 20, 1955, by and between H. R. FISHER and FRANCES B. FISHER, husband and wife, of 222 Atlas Building, Salt Lake City, Utah, as Sellers, to BARNEY DENNISON, of 1802 North Central Avenue, Phoenix, Arizona, or his nominee, as Buyer, and which said Agreement was assigned to ARIZONA-UTAH INVESTORS, a Partnership.
3. A Right of Way for a canal, aqueduct or water course for the express purpose of constructing, working, maintaining and repairing all flumes, weirs, dams, canals, aqueducts and ditches and all things necessary for the conducting, conveying, controlling and distributing the waters of or belonging to the Draper Irrigating Company, as granted by that certain Quit Claim Deed dated April 9, 1897, executed by Otto E. Vombaur and Susannah Vombaur, his wife, to Draper Irrigating Company, recorded May 28, 1897 in Book 5-E, pages 137-8. Said company further claims under the Quit Claim Deed from J. A. Hyde dated May 17, 1897, recorded in Book 5-C, page 49. This Deed described the following property:

No
Revenue

Beginning at a point 8.60 chains North from the center of Section 22, Township 3 South, Range 1 East, Salt Lake Meridian; thence North 75° West 2.95 chains; thence South 75-1/2° West 11.17 chains; thence South 42° West 8.15 chains; thence West .36 chains to the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 22; thence North .72 chains; thence North 42° East 8.35 chains; thence North 75-1/2° East 12.70 chains; thence South 75° East 2.95 chains; thence South 1.05 chains to the place of beginning, containing 2.09 acres of land the same being situated within the Southeast quarter of the Northwest quarter of Section 22, Township 3 South, Range 1 East, Salt Lake Meridian.

4. The rights of Knight Investment Company in and to the minerals and water underlying said land by reason of that certain Deed dated April 31, 1911, executed by N. A. Nelson and Fidelia E. Nelson, his wife, to Knight Investment Company, recorded November 10, 1911 in Book Y Mining Deeds, pages 103-4. This deed grants the following:

All the right, title and interest, in and to all the minerals of every kind and character beneath the surface of the South half of the Southwest quarter, and the Southeast quarter of the Northwest quarter of Section 13, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and the Northeast quarter of the Northeast quarter of Section 23, the Southeast quarter of the Southeast quarter, and the Northeast quarter of the Northeast quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

Also the right and privilege of said grantee to enter into, upon and over said lands for the purpose of prospecting for, developing and mining for any and all minerals, by digging, excavating, blasting of rock, driving of tunnels, sinking shafts, or other means of exploration and mining, prospecting and the development of said lands for mineral.

Also, all right, title and interest in 1/4 of any and all water developed in or on said land by the mining operations of said grantee; the grantors hereby reserving unto themselves the right to develop water on said land by driving tunnels or by other methods, the same not to interfere with the mining operations of the grantee herein.

5. Any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as provided by law. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States, as reserved in the Patent from the United States of America to Robert Breunsbach, recorded in Book 5-U, pages 562-3, and as reserved in the Patent from the United States of America to Hans Beidoff, recorded in Book 5-U, pages 564-5.

6. Any easement or right of way of the public to use all such highways as may have been established according to law over the same or any part thereof, as reserved in the Patent from the State of Utah to H. A. Nelson, recorded in Book 7-E, page 123.

7. Right of Way for Wasatch Boulevard or Highway as granted by Warranty Deed executed by A. L. Nelson and Edith P. Nelson, his wife, L. E. Nelson, a single man and Fidelia Ellen Nelson, to Salt Lake County and recorded in Book 11-J, pages 203-4. This right of way was also quit claimed by Rufus K. Hardy and A. U. Hardy, his wife, by Quit Claim Deed recorded in Book 11-J, page 203.

8. Any vested and accrued water right for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States, as reserved in the Patent from the United States of America to Otto E. Vombaur, recorded July 15, 1899 in Book 5-U, page 455.

9. The Patent from the State of Utah to Nels A. Nelson, recorded in Book 5-U of Deeds, page 424 contains the following reservation:

"Subject to any easement or right of way of the public to use all such highways as may have been established according to law, over the same or any part thereof and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that may have been constructed by authority of the United States."

10. Any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, as reserved in the Patent from the United States of America to Thomas Spencer, recorded in Book 7-E, page 59.

11. Any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as from deed by law, as reserved in the Patent from the United States of America to Walter J. Hewlett, recorded in Book 2-E, page 561.

12. A Pole Line Easement dated October 8, 1949, executed by H. R. Fisher and Frances Fisher, his wife, to Utah Power & Light Company, recorded in Book 712, page 149. This Easement is as follows:

A perpetual easement and right of way for the erection and continued maintenance, repair, alteration, and replacement of the electric transmission, distribution and telephone circuits of the grantee, and one guy anchor and two towers or poles, with the necessary guys, stubs, crossarms and other attachments thereon, or affixed thereto, for the support of said circuits, to be erected and maintained upon and across the premises of the grantors in Salt Lake County, Utah, along a line described as follows:

Beginning on West boundary line of grantor's land at a point 1300 feet North, more or less, from the Southwest corner of Section 15, T. 3 S., R. 1 E., S. L. B. & M., thence running S. 88° 16' E. 210 feet, more or less, thence N. 84° 01' E. 250 feet, more or less, to North boundary line of said land and being in the Southwest quarter of the Southwest quarter of said Section 15.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby

granted, and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches and other obstructions which may injure or interfere with the grantee's use, occupation or enjoyment of this easement.

13. Certain of the deeds in the chain of title refer to rights of way in favor of the Dry Creek Irrigating Company and the Draper Irrigating Company. Except as herein shown, these easements cannot be definitely defined on the ground, and this deed is subject to such rights of way if any there be.

14. An Easement in favor of the Bell Canyon Irrigation Company and the Utah Water and Power Board, described as follows:

An 8 inch pipe line, the center line of which is offset 12 feet to the left of the following described traverse along the center line of Salt Lake County Road, South of Granite beginning at a point on the center line of the Dimple Dell Road, said point being South 638.21 feet and West 1,080.23 feet from the Southwest quarter corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North 73° 57' West, 148.5 feet, North 78° 43' West, 548.53 feet, South 85° 58' West, 367.4 feet, North 87° 42' West, 300.00 feet, South 72° 29' West, 450.0 feet, South 76° 40' West, 368.0 feet, North 85° 10' West, 375.1 feet, South 84° 12' West, 504.6 feet, South 72° 13' West, 600.0 feet, South 79° 02' West, 628.8 feet, South 12° 51' West, 145.0 feet, South 10° 04' East, 384.0 feet, West 2,606.1 feet, to end of pipe line.

as evidenced by the following documents:

An Easement from Salt Lake County to Bell Canyon Irrigation Company, recorded in Book 1131, page 494.

An Easement from Salt Lake County to Bell Canyon Irrigation Company, recorded in Book 1117, page 572.


An Easement from Bell Canyon Irrigation Company to Utah Water and Power Board, recorded in Book 1131, page 495.

An Agreement dated June 28, 1954, between the State of Utah, acting through the Utah Water and Power Board, to the Bell Canyon Irrigation Company, recorded in Book 1131, pages 487-92.

15. Rights of way for County Roads now constructed across said property.

Dated: September 1, 1963.

ARIZONA-UTAH INVESTORS, a
partnership, by its Attorney-In-Fact
O'MALLEY INVESTMENT & REALTY
CO., an Arizona corporation

By 
Elmer L. Neeriemer, President

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this, the 16th day of SEPTEMBER, 1963,
before me the undersigned officer, personally appeared ELMER L.
NEERIEMER who acknowledged himself to be the President of O'Malley
Investment & Realty Co., a corporation, whose name is subscribed as
attorney-in-fact for Arizona-Utah Investors and that he, as such officer
being authorized so to do, executed the foregoing instrument for said
corporation as the act of said principal for the purposes therein contained by
signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF I hereunto set my hand and official
seal.



James S. James
Notary Public