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FEB 7 1950

Recorded at Request of SECURITY TITLE CO. (Order No. 38251) at 9:24 A.M. Fee Paid \$3.42 Hazel Taggart Chase, Recorder Salt Lake County, Utah Deputy Book 740 Page 61 - Ref. 540-156-1621
Return to: *Condit Fed.* *Mountain View* 540-1590-5

CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AFFECTING THE PROPERTY OF KEARNS TOWNSITE, INC., A CORPORATION.

540-159-43
540-266-9
540-169-30
540-172-9
540-174-5
540-264-5
540-165-26
540-167-30
540-250-5
540-253-14
540-242-1
540-249-1
540-247-1

THIS DECLARATION made this 7th day of January, 1950 by KEARNS TOWNSITE, INC., a corporation, and MOUNTAIN VIEW CONSTRUCTION COMPANY, a corporation, hereinafter called the "Declarants";

WHEREAS, Declarants are the owners of the real property described hereinafter included in this Declaration and are desirous of subjecting the real property so described to the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth each and all of which is and are for the benefit of said property and for each owner thereof and shall enure to the benefit of and pass with said property and each and every parcel thereof and shall apply to and bind the successors in interest and any owner thereof,

NOW THEREFORE, Kearns Townsite, Inc., a corporation, and Mountain View Construction Company, a corporation, declares that the real property described in and referred to hereafter is and shall be held, transferred, sold and conveyed to subjected to the conditions, restrictions, covenants, reservations, easements, liens and charges hereinafter set forth. The real property which is

A portion of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah and more particularly described as follows:

Contained in a portion of the Northwest one quarter of the Northeast one quarter (NW 1/4 of NE 1/4) and a portion of the Northeast one quarter of the Northwest one quarter (NE 1/4 of NW 1/4) of Section 18 and

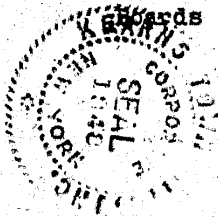
all subs in Kearns Townsite

beginning at a point North 89°59'04" West 1738.042 Feet along the North line of Section 18 and South 0°05'30" West 57.61 feet from the Northeast corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian; said point of beginning being the North right-of-way line of Kearns Boulevard and the East Street right-of-way line (extended) of Avenue "E"; thence South 0°05'30" West along the East right-of-way line of Avenue "E" 460.0 feet; thence North 89°54'30" West 386.06 feet to a point on the West street right-of-way line of Avenue "F"; thence South 0°05'30" West along the street right-of-way line of Avenue "F" 10.0 feet; thence North 89°54'30" West along the back lot line of Block 6, Coordinates S1-E3, 307.50 feet to a point, said point being the Northeast corner and Southeast corner of Lots 6 and 13 respectively; thence South 0°05'30" West along the East line of Lot 6, 100.0 feet to a point on the North Street right-of-way line of Second South Street; thence North 89°54'30" West along the North said right-of-way line 114.75 feet to a point, said point being one and the same as the extreme Northwest corner of the survey of Plat 1; thence South 0°05'30" West along the West survey line of Plat 1, 60.0 feet to a point, said point being the intersection of the South and West right-of-way line of Second South Street and Avenue "C"; thence North 89°54'30" West along the South right-of-way line of Second South Street 550.0 feet to a point, said point being the intersection of the South right-of-way line of Second South Street and the East right-of-way line of Avenue "H"; thence South 0°05'30" West along the East right-of-way line of Avenue "H" 250.0 feet to a point; said point being the intersection of the South right-of-way line of Third South Street extended; thence North 89°54'30" West along the South right-of-way line of Third South Street, 647.0 feet to a point; thence North 0°05'30" East and along the same line as the West line of Lots 10 & 22 Block 31, Coordinates S1-E2, 310.0 feet; thence South 89°54'30" East 10.50 feet; thence North 0°05'30" East along the West line of Lots 14 & 23, Block 32, 260.0 feet to a point on the North right-of-way line of First South Street; thence North 89°54'30" West 16.0 feet; thence North 0°05'30" East along the West line of Lots 15 & 24, Block 33, 310.0 Feet to a point on the North right-of-way line of Kearns Blvd; thence South 89°54'30" East 2010.81 feet to point of beginning containing 29.895 AC.

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The conditions, restrictions, covenants, reservations, liens and charges set forth in a declaration dated June 30, 1949, by Kearns Townsite, Inc., a corporation, and filed with the Salt Lake County Recorder on the 1st day of July, 1949, as Entry No. 1162903 is hereby adopted and the above described property is subjected thereto and particularly parts C, D, E, F, G, H and I thereof are incorporated herein and by reference are made a part hereof the same as if they were set out in full.

IN WITNESS WHEREOF these presents are hereby executed by KEARNS TOWNSITE, INC., a corporation, by and through its President, Arthur Caplan, and by MOUNTAIN VIEW CONSTRUCTION COMPANY, a corporation, by and through its Secretary, Max M. Bishop, and pursuant to authorities of the resolutions of the Boards of Directors of the said corporations.



KEARNS TOWNSITE, INC.

By Arthur Caplan
President

MOUNTAIN VIEW CONSTRUCTION CO.

By Max M. Bishop
Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE) ss

On this 16th day of January, 1950, personally appeared before me, ARTHUR CAPLAN, who being by me first duly sworn, did say: That he is the President of Kearns Townsite, Inc., a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of the Board of Directors of said corporation, and said ARTHUR CAPLAN acknowledged to me that said corporation executed the same.



Arthur Caplan
NOTARY PUBLIC
Residing at Salt Lake City, Utah

STATE OF UTAH)
COUNTY OF SALT LAKE) ss

On this 16th day of January, 1950, personally appeared before me, MAX BISHOP, who being by me first duly sworn, did say: That he is the Secretary of Mountain View Construction Company, a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of the Board of Directors of said corporation, and the said MAX BISHOP acknowledged that said corporation executed the same.



Max Bishop
NOTARY PUBLIC
Residing at Salt Lake City, Utah
My Commission Expires: 8-1-52