

WHEN RECORDED MAIL TO:
4683 S Naniloa Dr
Holladay, UT 84117

11884202
7/21/2014 9:21:00 AM \$15.00
Book - 10246 Pg - 7904-7906
Gary W. Ott
Recorder, Salt Lake County, UT
MAGELLAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPACE ABOVE THIS LINE FOR RECORDER

QUIT-CLAIM DEED (Containing Deed Restrictions and Covenants)

NOTE TO TITLE SEARCHERS: THIS DEED CONTAINS RESTRICTIONS AND COVENANTS, WHICH MAY EFFECT AND OBLIGATE FUTURE PURCHASERS. PLEASE REVIEW THE RESTRICTIONS CONTAINED BELOW FOR MORE INFORMATION.

Grantors; **Wayne Dewitt ('Bud') Harris and Dorothy W. Harris, or their successor, as Trustees of The Bud and Dorothy Harris Family Living Trust dated September 13, 2004** of Salt Lake, County of Salt Lake, State of Utah, hereby QUIT-CLAIM to

Grantees of ; **Wayne Dewitt ('Bud') Harris and Dorothy W. Harris, or their successor, as Trustees of The Bud and Dorothy Harris Family Living Trust dated September 13, 2004** for the sum of TEN DOLLARS and other good and valuable consideration the following tract of land in Salt Lake County, State of UTAH:

Property Legal Description:
E 37 FT OF LOT 5 & W 37 FT OF LOT 6 CLEARVIEW ACRES

The purpose of this Quit-Claim Deed is to split Parcel #22-05-103-009 into two separate parcels described below:

PARCEL 1 DESCRIPTION

BEGINNING SOUTH 89°49'10" WEST 37.00 FEET FROM THE SOUTHEAST CORNER OF LOT 5, CLEARVIEW ACRES, A SUBDIVISION OF PART OF BLOCK 5, TEN ACRE PLAT "A" BIG FIELD SURVEY, SAID POINT ALSO BEING SOUTH 0°12'40" WEST ALONG THE 700 EAST STREET MONUMENT LINE A DISTANCE OF 1896.17 FEET AND NORTH 89°56'10" EAST ALONG THE SOUTH LINE OF 4125 SOUTH STREET A DISTANCE OF 926.07 FEET AND SOUTH 0°06'10" WEST 333.05 FEET FROM A SALT LAKE COUNTY BRASS CAP SURVEY MONUMENT AT THE INTERSECTION OF 3900 SOUTH AND 700 EAST, AND RUNNING THENCE NORTH 0°06'10" EAST 205.32 FEET; THENCE NORTH 89°56'10" EAST 74.00 FEET; THENCE SOUTH 0°06'10" WEST 205.17 FEET; THENCE SOUTH 89°49'10" WEST 74.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.349 ACRES MORE OR LESS

PARCEL 2 DESCRIPTION

BEGINNING SOUTH 89°49'10" WEST 37.00 FEET AND NORTH 0°06'10" EAST 333.05 FROM THE SOUTHEAST CORNER OF LOT 5, CLEARVIEW ACRES, A SUBDIVISION OF PART OF BLOCK 5, TEN ACRE PLAT "A" BIG FIELD SURVEY, SAID POINT ALSO BEING SOUTH 0°12'40" WEST ALONG THE 700 EAST STREET MONUMENT LINE A DISTANCE OF 1896.17 FEET AND NORTH 89°56'10" EAST ALONG THE SOUTH LINE OF 4125 SOUTH STREET A DISTANCE OF 926.07 FEET FROM A SALT LAKE COUNTY BRASS CAP SURVEY MONUMENT AT THE INTERSECTION OF 3900 SOUTH AND 700 EAST, AND RUNNING THENCE NORTH 89°56'10" EAST 74.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 0°06'10" WEST 127.73 FEET; THENCE SOUTH 89°56'10" WEST 74.00 FEET; THENCE NORTH 0°06'10" EAST 127.73 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.217 ACRES MORE OR LESS

and covenants. For purposes of this deed restriction "owner" shall mean the record title holder(s) to a Parcel as shown on the records of the Salt Lake County Recorder. By acceptance of a deed to either Parcel, an owner agrees that the Parcels are intended to be subjected to a subdivision plat, to be approved by Salt Lake County and recorded in the Salt Lake County Recorder's Office. The owners agree that additional improvements will be required to be constructed on the Parcels as a condition precedent to County approval of the subdivision. During the subdivision process the Parcels shall be assigned individual tax assessor parcel numbers. The owners at the time the subdivision process with Salt Lake County has commenced agree to sign any applications, permits, preliminary plats, final plats, or other documents necessary to officially subdivide the original property. All documents necessary to subdivide the property will be signed within a reasonable time, not to exceed 10 days of presentment. Furthermore, the owners at the time the subdivision process with Salt Lake County has commenced agree to pay all costs attributable to their Parcel related to the subdivision process or for improvements as required in the sole discretion of Salt Lake County. The owners shall pay for or cause the improvements to be started within 30 days of notice from Salt Lake County that such improvements need to be made.

These restrictions and covenants shall be enforceable by Salt Lake County and/or the owners of the Parcels against each other. The prevailing party to any action to enforce these restrictions and covenants shall be entitled to recover their attorney's fees and court costs.

The covenants and restrictions contained in the deed shall expire upon recordation of a final plat map, endorsed by Salt Lake County, in the Salt Lake County Recorder's Office.

WITNESS, the hand of said grantors, this 14th day of July 2014

Dated.

Joni Walker, trustee

State of Ut)
) SS.
County of Salt Lake)

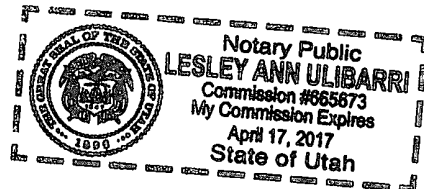
On the 14 day of July 2014 personally appeared before me

~~Joni Walker, Successor trustee to the Eud and Dorothy Harris Family Living Trust dated September 13, 2004~~
the signer of the within instrument who acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

Commission Expires: 4-17-17

Residing at Salt Lake



APPROV.:	CHECKED: KBD	DATE: 06/02/2014
SCALE: 1" = 60'	DRAWN: LDM	DATE: 05/30/2014
818 EAST 4125 SOUTH MURRAY, UTAH		
DWG. NO. 1404054exhib1		PROJECT. NO. 1404054
PARCELS 1 & 2		

EXHIBIT 1
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN

