

Recorded at Request of: METRO NATIONAL TITLE  
File Number: 95013560

Mail Tax notice to:  
CHUNG SANG SIU, et al  
1504 South State Street  
Salt Lake City, Ut 84115

E 1199685 B 1915 P 851  
CAROL DEAN PAGE, DAVIS CNTY RECORDER  
1995 SEP 14 12:36 PM FEE 15.00 DEP CGP  
REC'D FOR METRO NATIONAL TITLE

S P E C I A L  
W A R R A N T Y D E E D *NE 284n-2w*

METRO NATIONAL TITLE, TRUSTEE FOR BANK ONE UTAH, CUSTODIAN OF  
THE ALFRED J. NEWMAN IRA

GRANTOR  
of SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, hereby  
CONVEYS and WARRANTS BY THROUGH AND UNDER THEM ONLY TO:

CHUNG SANG SIU, TAK SANG SIU, KIT HING NG and NGUYET TRAN NG, all  
with an undivided 1/4 interest as tenants in common

GRANTEE  
of 1504 South State Street, SLC, Ut 84115 for the sum of TEN  
AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
the following described tract(s) of land in SALT LAKE County,  
State of Utah:

PARCEL 1:

Beginning at the Northeast corner of Section 28, Township 4  
North, Range 2 West, Salt Lake Base and Meridian; and running  
thence North 89 deg. 48'19" West 821.70 feet; thence South  
758.77 feet; thence West 1372.48 feet; thence South 00 deg.  
08'20" West 1117.92 feet; thence South 89 deg. 57'35" East  
1356.05 feet; thence South 750.24 feet; thence South 99 deg.  
57'35" East 336.01 feet; thence North 00 deg. 13'04" East 652.01  
feet; thence South 89 deg. 57'35" East 2.65 feet; thence North  
658.38 feet; thence East 669.85 feet; thence North 00 deg.  
13'04" East 1314.90 feet; thence North 89 deg. 59'02" West  
175.15 feet to the point of beginning.

PARCEL 1A:

*12-113-0022,0024,0025 +0021*

TOGETHER WITH AND SUBJECT TO a 25 foot right of way for ingress,  
egress and utilities 12.5 feet on each side of the following  
described center line:

Beginning at a point South 89 deg. 59'02" East 175.15 feet from  
the Northeast corner of Section 28, Township 4 North, Range 2  
West, Salt Lake Base and Meridian; and running thence South 00  
deg. 13'04" West 2627.28 feet; thence North 89 deg. 57'35" West  
1326.90 feet to the end of said right of way.

PARCEL 1B:

TOGETHER WITH over the West 60 feet and the East 60 feet of the  
following:

A part of the Northeast quarter of Section 28, Township 4 North,  
Range 2 West, Salt Lake Base and Meridian:

Beginning at a point which is South 89 deg. 49'19" East 460.97  
feet along the Section line from the North quarter corner of  
said Section 28; and running thence South 89 deg. 48'19" East  
1325 feet along the Section line; thence South 0 deg. 08'20"  
West 765 feet; thence North 89 deg. 48'19" East 1325 feet;  
thence North 0 deg. 08'20" East 765 feet to the point of  
beginning.

PARCEL 1C:

SUBJECT TO a right of way for ingress and egress over and across

the following described property:

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Beginning at the Northwest corner of the above described property and running thence North 0 deg. 08'20" East 1881.41 feet, more or less, to a road; thence South 89 deg. 49'19" East 60 feet; thence South 0 deg. 08'20" West 1881.41 feet, more or less; thence North 89 deg. 49'19" West 60 feet to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 12th day of SEPTEMBER, 1995.

*Rodney A. Newman, President*  
RODNEY A. NEWMAN, President of  
METRO NATIONAL TITLE, Trustee

State of Utah, County of SALT LAKE: ss

On September 12, 1995 personally appeared before me RODNEY A. NEWMAN, President of METRO NATIONAL TITLE, who upon being duly sworn (or affirmed) upon oath that he did sign the foregoing instrument with authority as granted in the capacity as Trustee for Bank One Utah, Custodian of the ALFRED J. NEWMAN IRA and that the said RODNEY A. NEWMAN, President of METRO NATIONAL TITLE, duly acknowledged to me that he executed the same.

*Sally Udy*  
Notary Public

My Commission Expires: June 22, 1996  
Residing at: Salt Lake City, Utah

