

WHEN RECORDED MAIL TO: H.R. HICKEY, 3106 SOUTH 2700 EAST, SALT LAKE CITY, UTAH 84109

# SPECIAL WARRANTY DEED

(CORPORATE FORM)

S-3700  
T-55324

UTAH TITLE AND ABSTRACT COMPANY, Trustee, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

SEE SCHEDULE "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF grantee

of Salt Lake City, County of Salt Lake, State of Utah  
for the sum of TEN DOLLARS and other good and valuable considerations  
the following described tract of land in **Summit** County,  
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO easements, restrictions and rights of way appearing of record  
or enforceable in law and equity.

SUBJECT to the right of Summit County to reassess the tax assessment on  
said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed  
by certain Annual Application for Assessment and Taxation of Agricultural  
Land, 1969 Farmland Assessment Act.

LIMITED TO SURFACE RIGHTS ONLY.

The officers who sign this deed hereby certify that this deed and the transfer represented  
thereby was duly authorized under a resolution duly adopted by the board of directors of the  
grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name to be hereunto affixed by  
its duly authorized officers this 1st day of April , A.D., 1979

UTAH TITLE AND ABSTRACT COMPANY, Trustee

By Edward B. Rogers,  
Edward B. Rogers, President

Entry No.	<b>155076</b>	Book M 131
RECORDED	4-17-79	at 3:50 P.M.
REQUEST of	WANDA Y. SPRIGGS, SUMMIT CO. RECORDER	
FEE	\$ 14.00	<u>B. Wanda Y. Spriggs</u>
INDEXED	ABSTRACT	

STATE OF UTAH,

County of Salt Lake

On the 1st day of April , 1979 , personally appeared before me  
EDWARD B. ROGERS , who being by me duly sworn, did say that he  
is the PRESIDENT of UTAH TITLE AND ABSTRACT COMPANY,  
Trustee, a corporation, and that said instrument was signed in behalf of said corporation by  
authority of its by-laws (or by a resolution of its board of directors) and said EDWARD B.

acknowledges to me that said corporation

Wade H. Harris  
Notary Public

My Commission Expires:

January 29, 1981

Residing at:

Salt Lake City, Utah

SCHEDULE "A"

NEAL J. NIELSEN and FLORA NIELSEN, his wife, as joint tenants, as to an undivided 1/4 interest,  
HAROLD R. HIGLEY and SHIRLEY HIGLEY, his wife, as joint tenants, as to an undivided 1/4 interest,  
GEORGE E. BOYD, JR. and BETTY BOYD, his wife, as joint tenants, as to an undivided 1/8 interest,  
NORMAN R. BEHLING and LORA LEE BEHLING, his wife, as joint tenants, as to an undivided 1/8 interest,  
PAUL R. HILL and ROBIN J. HILL, his wife, as joint tenants, as to an undivided 1/8 interest, and  
WILLIAM B. HILL and KAYE H. HILL, his wife, as joint tenants, as to an undivided 1/8 interest.

EXHIBIT "A"

Said property being located in Sections 19 and 20, Township 1 South, Range 5 East, SIM.

Lot 28, more particularly described as follows:

BEGINNING at a point that is due North 1974.179 feet and due East 297.404 feet from the Southeast corner of Section 19, Township 1 South, Range 5 East, Salt Lake Base & Meridian, (said Southeast corner bearing North 89° 23' 18" East from Southwest corner and being the basis of bearing for this description), thence North 53° East 1177.013 feet; thence North 30° West 1325.338 feet; then South 54° 41' 42" West 200.861 feet; thence South 72° 08' 07" West 635.649 feet; thence North 84° 35' 46" West 371.652 feet; thence South 72° 53' 50" West 45.00 feet; thence South 30° East 1800.189 feet to the point of BEGINNING. Together with and subject to a 50 foot right of way designed as Right-of-Way "E".

Lot 36, more particularly described as follows:

BEGINNING at a point that is due North 3810.299 feet and due East 574.739 feet from the Southeast corner of Section 19, Township 1 South, Range 5 East, Salt Lake Base & Meridian, (said Southeast corner bearing North 89° 23' 18" East from Southwest corner and being the basis of bearing for this description), thence North 54° 41' 42" East 1230.055 feet; thence South 34° East 1407.927 feet; thence South 58° 30' 12" West 1323.450 feet; thence North 30° West 1325.338 feet to the point of BEGINNING. Together with and subject to a 50 foot right of way designed as Right-of-Way "E".

Right-of-Way "E"

A 50 foot Right-of-Way, 25 feet on each side of its center line, described as follows:

Beginning at a point on the Northerly Right-of-Way line of State Highway No. 196, said point being South 0° 06' 48" East along the section line 219.745 feet and North 58° 51' East 670.250 feet from the Southwest Corner of Section 20, Township 1 South, Range 5 East, Salt Lake Base & Meridian, which corner is North 89° 23' 18" East (used as the basis of bearing in this description). From the Northwest Corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base & Meridian; thence North 31° 00' West 566.366 feet; thence North 43° 00' West 620.00 feet; thence North 50° 30' West 475.00 feet; thence North 86° 18' 55" West 588.992 feet; thence South 85° 30' West 84.652 feet; thence North 3° 22' 59" East 1076.772 feet; thence North 7° 29' 45" East 574.913 feet; thence North 17° 54' 16" East 341.541 feet; thence North 44° 12' 55" East 258.118 feet; thence North 72° 53' 50" East 204.022 feet; thence South 84° 35' 46" East 371.652 feet; thence North 72° 08' 07" East 635.649 feet; thence North 54° 41' 42" East 1574.587 feet; thence North 34° 50' 27" East 621.390 feet; thence North 55° 36' 04" East 672.625 feet; thence North 73° 21' 40" East 908.020 feet; thence North 58° 21' 44" East 1239.163 feet; thence North 42° 18' 58" East 906.091 feet; thence North 74° 30' East 356.746 feet to its point of intersection with the center line of another 50 foot right-of-way running North-South.

Buyers subject to the right of Summit County to reassess the tax assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by certain Annual Application for Assessment and Taxation of Agricultural Land 1969.

Subject to the Covenants and Conditions as set forth in that certain Warranty Deed dated April 3rd, 1978, by and between TRACY LAND AND LIVESTOCK COMPANY, Grantor, and UTAH TITLE AND ABSTRACT COMPANY, TRUSTEE, Grantee, recorded April 5th, 1979, in Book M 130, at Pages 682-685, as Entry No. 154706, of Official Records of Summit County, Utah, and recorded April 6th, 1979, in Book 124, at Pages 589-592, as Entry No. 116016, of Official Records of Wasatch County, Utah.

RECORDED'S MEMO  
LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

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