

# SPECIAL WARRANTY DEED

(CORPORATE FORM)

S-3441  
T-50914

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

WARREN S. PACK and CORA M. PACK, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common.

grantee

of Bountiful, County of Davis, 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*

President

Entry No. **155080** Book **M 131**  
RECORDED **4-17-79** at **3:54 P.M.** Page **564-5**  
REQUEST of **UTAH TITLE & ABSTRACT**  
FEE **\$ 6.50** WANDA Y. SPRIGGS, SUMMIT CO. RECORDER  
INDEXED **ABSTRACT** *By Wanda Y. Spriggs*

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.

ROGERS acknowledges to me that said corporation executed the same.

My Commission Expires:

January 30, 1981

*Wende Harris*  
Notary Public

Residing at:

Salt Lake City, Utah

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Utah Title and Abstract Company

EXHIBIT "A"

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

Lot 22, more particularly described as follows:

BEGINNING at a point that is North 0° 33' 57" East along the West section line of Section 19, Township 1 South, Range 5 East, Salt Lake Base & Meridian, Summit County, Utah 4598.566 feet and due East 2783.151 feet from the Southwest corner of said Section 19, (said Southwest corner bearing South 0° 33' 57" West from Northwest corner and being the basis of bearing for this description).

thence North 76° East 1842.935 feet; thence South 20° 47' 18" East 426.315 feet; thence South 43° 01' 30" East 718.140 feet; thence South 24° East 478.514 feet; thence South 72° 08' 07" West 351.581 feet; thence North 84° 35' 46" West 371.652 feet; thence South 72° 53' 50" West 204.022 feet; thence South 44° 12' 55" West 202.691 feet; thence North 53° West 1982.319 feet to the point of BEGINNING,

Together with and subject to a 50 foot right of way designed as Right-of Way "E" and "F".

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 1016.772 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.

Right-of-Way "F"

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

Beginning at a point which is North 89° 38' 12" East along the section line 140.451 feet and due North 3626.185 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 24° 00' West 478.514 feet; thence North 43° 01' 30" West 718.140 feet; thence North 20° 47' 18" West 577.602 feet; thence North 6° 52' 29" West 710.106 feet; thence North 7° 20' 35" East 978.021 feet; thence North 7° 16' 30" West 236.907 feet; thence North 52° 45' 55" West 157.003 feet; thence North 36° 19' 37" West 422.019 feet; thence North 18° 46' 41" West 264.055 feet; thence North 3° 48' 51" West 601.332 feet; thence North 24° 13' 40" West 219.317 feet, to a point which is North 89° 23' 18" East along the section line 3902.797 feet and due North 3125.830 feet from the Northwest Corner of Section 19, Township 1 South, Range 5 East, Salt Lake Base & Meridian.

Limited to surface rights only.

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.

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