

1784825

MAIL TO - WESTERN MORTGAGE LOAN CO.
405 SOUTH MAIN

JUN 23 1961

Recorded at 10:45 AM
Request of SECURITY TITLE COMPANY
For Book, into M. Book,
Recorded in Salt Lake County, Utah
\$ 2.00
Book _____ Page _____ Ref. _____

BOOK 1816 PAGE 94

W A R R A N T Y D E E D

BONNEVILLE ON THE HILL COMPANY, a corporation duly organized under the laws of the State of Utah, and having its principal place of business at Salt Lake City, in said State of Utah, Grantor, hereby conveys and warrants to GERALD L. ERICKSEN, and ERNA ERICKSEN, his wife, as joint tenants and to the survivor of them with full rights of survivorship and not as tenants in common, Grantees, of Salt Lake City, Salt Lake County, State of Utah, for the sum of ONE DOLLAR and other valuable consideration hereinafter expressed, the following tract of land situated in Salt Lake County, State of Utah, to-wit:



BEGINNING at a point in the south line of Lot 42, Block 17, unrecorded plat of Bonneville On The Hill; said point being 262.43 feet South and 929.35 feet East from the Northeast corner of Lot 24, Block 6, Popperton Place, a subdivision of part of Section 33, T. 1 N., R. 1. E., S. L. B. & M.; and running thence N 6° 12' 54" W 129.41 feet to the North line of said Lot 42; thence Easterly along the arc of a curve to the left, (radius 1432.69 feet, bearing N 3° 24' 35" W) 113.77 feet; thence S 9° 02' 03" E 126.45 feet to the Northerly line of Military Way; thence Westerly along the arc of a curve to the right (radius 1875.08 feet, bearing N 9° 02' 03" W) 120.0 feet to the point of beginning.

Subject to 1961 general taxes.

It is hereby mutually understood, covenanted and agreed by and between the said parties, as covenants running with the land, and as a part of the consideration of this conveyance as follows:

By acceptance of this conveyance, the Grantees covenant and agree:

1. That no apartment house, flat, terrace, double house of any kind, or business house shall be erected or maintained on the premises hereby conveyed, but only segregated private residence with garage and other necessary out-buildings.
2. That the cost and actual cash value of the residence erected upon said premises shall not be less than \$30,000.00 and shall have not less than 2500 square feet of area in it.
3. That no building shall be erected on said premises, the front wall of which is located at a distance of less than thirty (30) feet from the front line of said premises on each street.
4. That no fence shall be built thereon higher than four (4) feet within seventy-five (75) feet from the front line thereof.

5. That no sign shall be placed or maintained upon said premises larger than six (6) inches in height by fifteen (15) inches long.

6. That any and all of these restrictions may be enforced by the Grantor and/or by any owner of land in Bonneville On The Hill tract. Said restrictions being intended for the benefit of all present and future owners of land in said place.

It is further mutually understood, covenanted and agreed that all of said restrictions shall be removed, cease and determine on and after January 1, 1967.

WITNESS the corporate name of the Grantor signed by its President and the the same attested and its corporate seal hereto affixed by its Secretary, duly authorized by resolution of its Board of Directors, this ____ day of May, A. D. 1961.

BONNEVILLE ON THE HILL COMPANY

By James E. Hogle
President

Attest:

L. J. Lerwill
Secretary

* STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On the ____ day of May, A. D. 1961, personally appeared before me James E. Hogle and L. J. Lerwill, who being by me duly sworn did say that they are the President and Secretary, respectively, of the Bonneville On The Hill Company, a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors, and the said James E. Hogle and L. J. Lerwill acknowledged to me that said corporation executed the same.

Richard C. Anderson
NOTARY PUBLIC, Residing
at Salt Lake City, Utah

My commission expires:
May 25, 1963