

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to EAGAR & COMPANY Address 5200 Highland Drive, SLC, Utah 84117

WARRANTY DEED

UT-50677
S - 5232

DOUGLAS E. BAGLEY grantor
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY S and WARRANTS to

EAGAR AND COMPANY and
MARGIE VIERIG

of Salt Lake City, County of Salt Lake, State of Utah grantee
TEN AND NO/100 (\$10.00)----- for the sum of
and other good and valuable consideration DOLLARS,
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.

Limited to Surface Rights only. No mineral or oil rights are being conveyed.

The right remains with the seller or assigns for livestock grazing purposes until Buyer fences property to keep out all livestock. The responsibility for maintaining said fence shall be 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 1958.

SUBJECT To the Covenants and Conditions as set forth in that certain Warranty Deed dated April 3, 1978, by and between Tracy Land & Livestock Company, Grantor, and Utah Title & Abstract Company, Grantee, recorded April 5, 1979, in Book M130, at Page 682-86, as Entry No. 154706, of Official Records of Summit County, Utah, and recorded April 6, 1979, in Book M124, at Page 589-92, as Entry No. 116016, of Official Records of Wasatch County, Utah.

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

WITNESS, the hand of said grantor, this 20th day of November, A. D. 19 81

Signed in the Presence of

Handwritten Signature: Douglas E. Bagley

DOUGLAS E. BAGLEY

STATE OF UTAH, }
County of Salt Lake } ss.

Entry No.	<u>155213</u>	Book	<u>M 204</u>
RECORDED	<u>12</u>	IN	<u>100</u>
REC	UTAH TITLE & ABSTRACT		
FEE	<u>\$ 6.50</u>		
INDEXED	ABSTRACT		

On the 20th day of November, A. D. 19 81
personally appeared before me

DOUGLAS E. BAGLEY

the signer of the within instrument, who duly acknowledged to me that he executed the same.

Handwritten Signature: Notary Public

Notary Public.
My commission expires June 22nd, 1981 Residing in Salt Lake City, Utah

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EXHIBIT "A"

Lot 49, more particularly described as follows:
BEGINNING at a point that is due East 9113.281 feet and due South 2565.714 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, Salt Lake Base & Meridian, Summit County, Utah, (said Northwest Corner bearing North 1°06'56" West from Southwest Corner and being the basis of bearing for this description).

Thence: North 79°26'57" East 1726.454 feet;
Thence: South 21°31'21" East 255.00 feet'
Thence: South 1°43'22" West 665.301 feet;
Thence: South 16°05'10" West 239.022 feet;
Thence: South 74°30' West 356.746 feet;
Thence: South 42°18'58" West 906.091 feet;
Thence: South 58°21'44" 232.025 feet;
Thence: North 18° West 1790.433 feet, to the point of beginning, together with and subject to a 50 foot Right-of-Way designed as Right-of-Way "E", "C" & "H".

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 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 a 50 foot right-of-way running North-South.

RIGHT-of-WAY "C"

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

BEGINNING at a point North 89°38'12" East along the section line 1296.507 feet and due North 10586.767 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 South 6°30' West 403.362 feet; thence South 39°48'20" West 546.717 feet; thence South 15°46'51" East 956.033 feet; thence South 22°33'26" East 703.847 feet; thence South 48°33'22" East 626.997 feet; thence South 80°02'10" East 375.666 feet; thence North 79°26'57" East 3261.593 feet to a point of intersection with center line of another 50 foot right-of-way running North-South; thence North 63°12'38" East 228.028 feet; thence North 44°42' East 675.296 feet.

RIGHT-of-WAY "H"

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

BEGINNING at a point North 89°38'12" East along the section line 3710.608 feet and due North 10577.943 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 South 11°00' East 211.132 feet; thence South 26°46'16" East 621.631 feet; thence South 38°01'26" East 844.171 feet; thence South 50°07'50" East 1146.571 feet; thence South 21°31'21" East 126.608 feet to a point of intersection with center line of another 50 foot right-of-way running East-West; thence South 21°31'21" East 255.00 feet; thence South 1°43'22" West 665.301 feet; thence South 16°05'10" West 239.022 feet; thence South 0°40' East 1790.433 feet to the Southwest Corner of Section 17, Township 1 South, Range 5 East, Salt Lake Base & Meridian.

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