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MAIL TO - FIRST SECURITY STATE BANK  
#2 EAST BROADWAY  
1871847

BOOK 1968 PAGE 407  
SEP 27 1962 2:09 PM  
Recorded  
Request of SECURITY TITLE COMPANY  
Fee Paid, Nellie M. Jack,  
Recorder, Salt Lake City, U.S.A.  
\$3.20 By *Leona L. Lamm*  
Book..... Page..... Ref.....

WARRANTY DEED

BOARD OF EDUCATION OF SALT LAKE CITY, a public corporation, grantor, hereby conveys and warrants to PEAK IMPROVEMENT CO., a corporation of the State of Utah, grantee, the following described tract of land in Salt Lake City, Salt Lake County, State of Utah, particularly described as follows:

Beginning at a point which is 42.07 feet N. 0°01'57" W. and 58.687 feet N. 75°09'12" W. from a Salt Lake City Monument located at the intersection of Wasatch Boulevard & Virginia Street; said point of beginning also being located 179.23 feet N. 89°58'03" E. and 553.06 feet N. 0°00'24" W. from the West Quarter Corner of Section 33, T. 1 N., R. 1 E., S.L.B.&M., and running thence N. 0°00'24" W. 476.58 feet; thence N. 89°58'03" E. 1300.00 feet; thence S. 15°00' W. 120.00 feet; thence S. 79°30' W. 1100.00 feet; thence S. 45° W. 116.78 feet; thence South 106.14 feet; thence N. 75°09'12" W. 108.35 feet to the point of beginning, consisting of 7.256 acres.

In consideration of this conveyance, the grantee covenants and agrees to construct and maintain a 66 foot street on that portion of said property described as follows:

Beginning at a point which is 42.07 feet N. 0°10'57" W. from a Salt Lake City Monument at the intersection of Wasatch Boulevard & Virginia Street; said point being also 236.15 feet N. 89°58'03" E. & 537.99 feet N. 0°01'57" W. from the West Quarter Corner of Section 33, T. 1 N., R. 1 E., S.L.B.&M. and running thence N. 75°09'12" W. 34.15 feet; thence N. 0°01'57" W. 107.10 feet; thence Northerly along the arc of a curve to the right (radius 208.00 feet, bearing N. 89°58'03" E.) 297.80 feet; thence N. 82° E. 861.43 feet; thence Northeasterly along the arc of a curve left (radius 197.00 feet, bearing N. 8° W.) 126.40 feet; thence N. 89°58'03" E. 85.94 feet; thence Southwesterly along the arc of a curve to right (radius 263.00 feet, bearing N. 56°38'59" W.) 223.31 feet; thence S. 82° W. 861.43 feet; thence Southerly along the arc of a curve to the left (radius 142.00 feet, bearing S. 8° E.) 203.31 feet; thence S. 0°01'57" E. 124.63 feet; thence N. 75°09'12" W. 34.15 feet to the point of beginning,

with curb, gutter, sidewalk and storm sewer, all to be in accordance with specifications, ordinances and code requirements of Salt Lake City. Said sewer shall be adequate to drain the Arlington Heights Subdivision and any other areas draining into and from Arlington Heights Subdivision. In addition to the foregoing covenants, grantee shall pay grantor \$36,280.00, the receipt of which is hereby acknowledged simultaneous with delivery of this deed.

No  
Revenue

Grantor reserves an easement for all such access roads as it may at any time desire to and from said 66 foot street for the benefit of adjacent property of the grantor.

In the event of the failure of the grantee, its successors and assigns, to construct and maintain said 66 foot street with curb, gutter, sidewalk and storm sewer, the title to the property herein conveyed shall revert to the grantor and grantor shall have the right to re-enter and repossess said property.

IN WITNESS WHEREOF, BOARD OF EDUCATION OF SALT LAKE CITY, a public corporation, has caused this Warranty Deed to be executed in its name and in its behalf by its President and Clerk-Treasurer thereunto duly authorized by resolution of its Board, this 17th day of July, 1962.

BOARD OF EDUCATION OF SALT LAKE CITY,  
a public corporation

By Waldo M. Andersen  
President

ATTEST:

Robert L. Bridge  
Clerk-Treasurer

STATE OF UTAH }  
) ss.  
COUNTY OF SALT LAKE )

On the 17th day of July, 1962, personally appeared before me Waldo M. Andersen and Robert L. Bridge, who being by me duly sworn, did say each for himself that he, the said Waldo M. Andersen is the President, and that he, the said Robert L. Bridge, is the Clerk-Treasurer of Board of Education of Salt Lake City, a public corporation, and that the within and foregoing instrument was executed and signed in the name of and in behalf of Board of Education of Salt Lake City, by authority of a resolution of its Board, and the said Waldo M. Andersen and Robert L. Bridge each acknowledged to me that said grantor, Board of Education of Salt Lake City, executed the same and that the seal affixed is the seal of Board of Education of Salt Lake City, a public corporation.

Sally P. Mason  
Notary Public  
Residing at Salt Lake City, Ut

My commission expires:

Dec 15, 1962.