

SPECIAL WARRANTY DEED

(CORPORATE FORM)

UT-51918 UT-50914
S-3513 S-3441
S-5751 S-5771

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 City of Bountiful, Davis County, 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 EXHIBITS "A" AND "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This Deed is being given to correct an error in the legal description in that certain Special Warranty Deed dated April 1st, 1979, recorded April 19th, 1979, as Entry No. 155118, in book M 131, at Pages 638-639, of Official Records, and that certain Special Warranty Deed dated April 1st, 1979, recorded April 17th, 1979, as Entry No. 155080, in Book M 131, at Pages 564-565, of Official Records.

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 18th day of August, A.D., 1983

UTAH TITLE AND ABSTRACT COMPANY, Trustee

By *Edward B. Rogers*

President

Entry No **214377**

REQUEST OF UTAH TITLE & ABSTRACT

FEES ALAN SPRIGGS, SUMMIT CO RECORDER
\$8.00 BY *Susan Johnson*
RECORDED **DEC 3 0 1983** 11:40

STATE OF UTAH,

County of Salt Lake

On the 18th day of August, 1983, 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.

Wendie Harris
Notary Public

Residing at:

Salt Lake City, Utah

My Commission Expires:
January 20th, 1985

285-433-35

Said property being located in Sections 18 and 19, Township 1 South, Range 5 East, Salt Lake Base & Meridian.

Lot 21, more particularly being described as follows:

BEGINNING at a point that is North $0^{\circ}33'57''$ 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 2756.122 feet from the Southwest corner of said Section 19, (said Southwest corner bearing South $0^{\circ}33'57''$ West from Northwest corner and being the basis of bearing for this description).

Thence: North $3^{\circ}59'45''$ East 1242.293 feet;

Thence: North $84^{\circ}37'32''$ East 1582.151 feet;

Thence: South $7^{\circ}20'35''$ West 95.963 feet;

Thence: South $6^{\circ}52'29''$ East 710.106 feet;

Thence: South $20^{\circ}47'18''$ East 151.288 feet;

Thence: South 76° West 1842.935 feet to the point of beginning.

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

Lot 22, more particularly described as follows:

BEGINNING at a point that is North $0^{\circ}33'57''$ East along the West section line of Section 19, Township 1 South, Range 5 East, SLB&M, Summit County, Utah 4598.566 feet and due East 2756.122 feet from the Southwest corner of said Section 19 (said Southwest corner bearing South $0^{\circ}33'57''$ West from Northwest corner and being the basis of bearing for this description); thence North 76° East 1842.935 feet; thence South $20^{\circ}47'18''$ East 426.315 feet; thence South $43^{\circ}01'30''$ East 718.140 feet; thence South 24° East 478.514 feet; thence South $72^{\circ}08'07''$ West 351.581 feet; thence North $84^{\circ}35'46''$ West 371.652 feet; thence South $72^{\circ}53'50''$ West 204.022 feet; thence South $44^{\circ}12'55''$ 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 $0^{\circ}06'48''$ East along the section line 219.745 feet and North $58^{\circ}51'$ East 670.250 feet from the Southwest corner of Section 20, Township 1 South, Range 5 East, SLB&M, which corner is North $89^{\circ}23'18''$ East (used as the basis of bearing in this description). From the Northwest corner of Section 30, Township 1 South, Range 5 East, SLB&M; thence North $31^{\circ}00'$ West 566.366 feet; thence North $43^{\circ}00'$ West 620.00 feet; thence North $50^{\circ}30'$ West 475.00 feet; thence North $86^{\circ}18'55''$ West 588.992 feet; thence South $85^{\circ}30'$ West 84.652 feet; thence North $3^{\circ}22'59''$ East 1016.772 feet; thence North $7^{\circ}29'45''$ East 574.913 feet; thence North $17^{\circ}54'16''$ East 341.541 feet; thence North $44^{\circ}12'55''$ East 258.118 feet; thence North $72^{\circ}53'50''$ East 204.022 feet; thence South $84^{\circ}35'46''$ East 371.652 feet; thence North $72^{\circ}08'07''$ East 635.649 feet; thence North $54^{\circ}41'42''$ East 1574.587 feet; thence North $34^{\circ}50'27''$ East 621.390 feet; thence North $55^{\circ}36'04''$ East 672.625 feet; thence North $73^{\circ}21'40''$ East 908.020 feet; thence North $58^{\circ}21'44''$ East 1239.163 feet; thence North $42^{\circ}18'58''$ East 906.091 feet; thence North $74^{\circ}30'$ East 356.746 feet to its point of intersection with the center line of another 50 foot right-of-way running North-South.

BOOK 285 PAGE 434

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

EXHIBIT "B"

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

LIMITED TO SURFACE RIGHTS ONLY. No mineral or oil rights are being conveyed.

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 that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act.

GRANTOR HEREIN reserves unto itself and/or its assigns and beneficiaries all of those 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.

The right remains with the Grantor or assigns for livestock grazing purposes until the Grantee fences property to keep out all livestock. The responsibility for maintaining said fence shall be Grantees, as per prior contractual agreement.

BK 285 p 435