

2314357

BOOK 2815 PAGE 342

DEC 17 1969

Recorded at Request of *Salman D. Chaudhry*
at 3:48 PM Fee Paid \$13.50 HAZEL TAGGART CHASE, Recorder Salt Lake County, UtahBy *See Book 2815 p. 342* Dep. Date
Continental Bank Bldg.

WARRANTY DEED

(SPECIAL)

ELMER P. BASTIAN and MARGARET S. BASTIAN, his wife, Grantors, of Salt Lake County, Utah, hereby CONVEY and WARRANT against all claiming by, through or under them to ELMER P. BASTIAN and MARGARET S. BASTIAN as equal tenants in common, Grantees, of Salt Lake County, Utah, for the sum of TEN DOLLARS the following described tracts of land in Salt Lake County, State of Utah:

- (1) The South 1/2 of the South 1/2 of Section 14;
The South 1/2 of the South 1/2 of Section 15, and
The North 1/2 of Section 21, all being in Township
3 South Range 2 West, Salt Lake Meridian.

Together with 40/500ths of all of the waters of Bingham Creek, including all spring waters which have their source at or near the mouth of Bingham Canyon, on Section 18, Township 3 South Range 2 West, Salt Lake Meridian, and all waters having their source in the tunnel which empties into the said Bingham Creek or are conveyed across said Creek at a point near the vicinity of the point where said springs are situated in said Section, Township and Range.

Together also with all waters, springs, water rights and irrigation facilities used upon or belonging to said land.

- (2) The Northeast 1/4 of the Southeast 1/4 of Section 32, and The Northwest 1/4 of the Southwest 1/4 of Section 33, in Township 3 South, Range 2 West, Salt Lake Meridian.

Subject to an easement in favor of Ohio Copper Company of Utah as reserved in deed dated August 15, 1939 and recorded in Book 244 page 394 #871491 and deed dated November 14, 1938 and recorded in Book 244, pages 393-4 as #871490.

- (3) All of the Southeast 1/4 of Section 17; and all of the Northeast 1/4 of Section 20, in Township 3 South, Range 2 West, Salt Lake Meridian.

- (4) The Southwest 1/4 of Section 17, and the East half of Southeast 1/4 of Section 18, Township 3 South, Range 2 West, Salt Lake Meridian, containing 240 acres.

- (5) Commencing 80 rods North from the Southeast corner of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian, and running thence North 80 rods; thence West 140 rods; thence South 93-1/3 rods; thence East 60 rods; thence North 13-1/3 rods; thence East 80 rods to the place of beginning.

Also: The South 1115 feet of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

Also: The West 16 rods of the South 1115 feet of the Northeast 1/4 of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

Also: Commencing at the Northwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base & Meridian, and running thence East 180 rods; thence South 1525 feet; thence West 100 rods; thence North 205 feet; thence West 80 rods; thence North 80 rods to the place of beginning. Excepting that portion within 6000 West Street.

Also: Commencing at the Southwest corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base & Meridian, and running thence East 80 rods; thence North 130 rods; thence West 80 rods; thence South 130 rods to the place of beginning.

Also: The Southwest 1/4 of the Northwest 1/4 of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian, Subject to easement in favor of Ohio Copper Company of Utah as reserved in deed dated Nov. 14, 1938 and recorded in book 244 page 593-4 as #871490.

Also: Commencing 80 rods East and 66 rods North of the Southwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian, and running thence North 94 rods; thence East 98 rods; thence South 94 rods; thence West 98 rods to the place of beginning.

(6) Commencing 180 rods East of the Northwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base & Meridian, and running thence East 140 rods; thence South 160 rods; thence West 140 rods; thence North 160 rods to the place of beginning, and containing 140 acres more or less.

Also: The Northwest 1/4 of the Northwest 1/4 of Section 25, Township 3 South, Range 2 West, Salt Lake Base & Meridian, containing 40 acres more or less.

Also: Commencing 115 rods West of the center of Section 25, Township 3 South, Range 2 West, Salt Lake Base & Meridian, and running thence West 45 rods; thence North 80 rods; thence East 80 rods; thence North 80 rods; thence East 80 rods; thence South 80 rods; thence East 80 rods; thence South 48 rods; thence West 164-1/2 rods; thence South 45° West 44.4 rods to the place of beginning.

LESS THE FOLLOWING DESCRIBED PROPERTIES:

A parcel of land in fee for a highway known as Project No. 0135, being part of an entire tract of property, in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, T. 3 S., R. 2 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the westerly right of way line of the Dalton-Lark Branch of the D.&R.G.W. R.R. and the west line of said Section 15, which point is approximately 89 ft. north from the SW. corner of said Section 15; thence North 205 ft., more or less, along said west line to a point 60.0 ft. radially distant westerly from the center line of said project; thence Northerly 1041 ft., more or less, along the arc of a 2804.93 foot-radius curve to the left to the north boundary line of said entire tract (Note: Tangent to said curve at its point of beginning bears N. 19° 26' E.); thence East 130 ft., more or less, along said north boundary line to a point 70.0 ft. radially distant easterly from said center line; thence

Southerly 574 ft., more or less, along the arc of a 2934.93 foot-radius curve to the right to said westerly right of way line, (Note: Tangent to said 2934.93 foot-radius curve at its point of beginning bears approximately S. 1° 47' E.); thence Southerly 705 ft., more or less, along said westerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the State Road Commission of Utah. The above described parcel of land contains 2.90 acres, more or less, of which 1.25 acres, more or less, are now occupied by the existing highway. Balance 1.65 acres, more or less.

WITNESS, the hands of said Grantors, this 26th day of November, 1969.

Elmer P. Bastian
Elmer P. Bastian

Margaret S. Bastian
Margaret S. Bastian

STATE OF UTAH)
COUNTY OF SALT LAKE) SS.

On the 26th day of November, 1969, personally appeared before me ELMER P. BASTIAN and MARGARET S. BASTIAN, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

My Commission Expires:

Nov. 14, 1973

Renee LeFevre
Notary Public
Residing at Salt Lake City, Utah

