

2346125

BOOK 2888 PAGE 587

AUG 17 1970

Recorded at Request of George N Phelps 142 E 6790 So Main  
 at 2:15 P.M. Fee Paid \$ 4.20 HAZEL JAGGARI CHASE, Salt Lake County Recorder  
 by [Signature] Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_  
 Mail tax notice to \_\_\_\_\_ Address \_\_\_\_\_

### WARRANTY DEED

GEORGE N PHELPS AND BARBARA LEE PHELPS, his wife, and H CLYDE COON and JUNE W COON,  
 his wife, and CLARENCE B COOPER and HAZEL F COOPER, his wife, grantor s  
 of \_\_\_\_\_, County of Salt Lake, State of Utah, hereby  
 CONVEY and WARRANT to  
 H CLYDE COON, a married man,

of Salt Lake County, State of Utah, grantee  
 for the sum of TEN AND NO/100 DOLLARS,  
 and other valuable considerations, receipt which is hereby acknowledged,  
 the following described tract of land in Salt Lake County,  
 State of Utah:

COMMENCING at a point 13.333 rods South along the section  
 line from the West quarter corner of Section 17, Township  
 4 South, Range 1 West, Salt Lake Base and Meridian, and  
 running thence East 160.0 rods to the North-South center  
 section line; thence North along said line 66.667 rods;  
 thence West 160.0 rods to the West section line; thence  
 South along section line 53.334 rods to the point of  
 COMMENCEMENT.

SUBJECT to and together with a right of way over the  
 West 50 feet of the Northwest quarter of the Southwest  
 quarter and the West half of the Northwest quarter.

SUBJECT to and together with a right of way over the  
 East 50 feet of the Southeast quarter of the Northwest quarter  
 and the Northeast quarter of the Southwest quarter.

SUBJECT to and together with a 50 foot right of way being  
 25 feet on each side of the following described centerlines:  
 Commencing at a point 13.333 rods South of the West quarter  
 corner and running thence East 160 rods. Also commencing  
 at a point 53.334 rods North of the West quarter corner  
 and running thence East 160 rods.

Subject to and  
 Together with all easements, restrictions, and declarations of record,  
 and however evidenced.

H. Clyde Coon June W. Coon  
Clarence B. Cooper Hazel F. Cooper

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

On the 17th day of AUGUST, A. D. 19 70  
 personally appeared before me, GEORGE N PHELPS and BARBARA LEE PHELPS, his wife, and  
 H CLYDE COON and JUNE W COON, his wife, and CLARENCE B COOPER and HAZEL F COOPER,  
 his wife,  
 the signers of the within instrument, who duly acknowledged to me that they executed the

subject of the  
and the undersigned member of the undersigned with  
year of the undersigned member of the undersigned member  
subject of the undersigned member of the undersigned member

and the undersigned member of the undersigned with  
year of the undersigned member of the undersigned member  
subject of the undersigned member of the undersigned member

subject of the undersigned member of the undersigned member  
year of the undersigned member of the undersigned member  
subject of the undersigned member of the undersigned member

subject of the undersigned member of the undersigned member  
year of the undersigned member of the undersigned member  
subject of the undersigned member of the undersigned member  
year of the undersigned member of the undersigned member  
subject of the undersigned member of the undersigned member  
year of the undersigned member of the undersigned member  
subject of the undersigned member of the undersigned member  
year of the undersigned member of the undersigned member

BOOK 2888 PAGE 588

See exhibit "A", attached hereto and made part hereof.

WITNESS, the hands of said grantors, this 17th day of AUGUST, A. D. 1970

Signed in the Presence of

*George W. Phelps - Barbara Lee Phelps*  
*H. Clyde Coon - June W. Coon*  
*Clarence B. Cooper - Hazel F. Cooper*

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

On the 17th day of AUGUST, A. D. 1970  
personally appeared before me, GEORGE W. PHELPS and BARBARA LEE PHELPS, his wife, and  
H. CLYDE COON and JUNE W. COON, his wife, and CLARENCE B. COOPER and HAZEL F. COOPER,  
his wife,  
the signers of the within instrument, who duly acknowledged to me that they executed the  
same.

*Alfred J. Microm*  
Notary Public.

My commission expires 4-23-71 Residing in *Southwest* Utah