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Recorded DEC 22 1971 at 1:04 P.m.
Request of THREE FOUNTAINS OWNERS ASSN.
Fee Paid JERADEAN MARTIN
Recorder, Salt Lake County, Utah
\$ 10.20 By [Signature] Deputy

DECLARATION AND QUIT-CLAIM DEED

5050 THREE FOUNTAINS
Circle
MURRAY, UTAH 84107
ATTN: JACK C. FITTS

THIS INSTRUMENT, made on the 21st day of December, 1971, by the THREE FOUNTAINS OWNERS' ASSOCIATION, hereinafter referred to as the "Grantor."

WHEREAS, the Grantor is a Utah nonprofit corporation organized for the purpose of administering the Three Fountains Condominium Project, Phases One to Six, inclusive, consisting of 293 condominium units together with Common Areas and Facilities, hereinafter referred to as the "Project," located in the City of Murray, County of Salt Lake, State of Utah, and

WHEREAS, the Grantor has been named as the record owner of the following described parcels of land in Salt Lake County, Utah, to-wit:

PARCEL NO. 1

Beginning at a point on the North line of Three Fountains Drive, said point being North 441.76 feet and East 1901.85 feet from the West quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 1° 16' East 55.62 feet; thence South 88° 44' East 10.00 feet; thence North 1° 16' East 25.00 feet; thence North 11° 16' East 319.87 feet; thence South 88° 57' East 83.82 feet to a point on a curve to the right on the West line of 9th East Street, the center of said curve being North 83° 16' 20" West 1387.40 feet; thence Southwesterly along the arc of said curve and West line 294.54 feet to a point of tangency; thence South 18° 53' 30" West along said West line 113.22 feet to the North line of Three Fountains Drive; thence North 88° 44' West along said North line 56.25 feet to the point of beginning.

PARCEL NO. 2

Beginning at a point on the East line of Three Fountains Drive, said point being North 1594.40 feet and East 119.64 feet from the West quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North along said East line 56.49 feet to the South line of the Murray-Holladay Road; thence South 83° 14' 30" East along said South line 177.03 feet; thence South 35.65 feet; thence West 175.80 feet to the point of beginning.

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PARCEL NO. 3

Beginning at a point North 0° 01' 10" East along the Section line 46.42 feet from the West quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0° 01' 10" East along the Section line 514.38 feet; thence South 83° 42' East 292.53 feet; thence North 6° 27' East 28.73 feet to the West line of Three Fountains Circle; thence South 11° 15' East along said West line 28.42 feet to a point of a 500.00 foot radius curve to the left; thence Southeasterly along the arc of said curve and West line 31.14 feet; thence South 71° 50' West 126.85 feet; thence South 18° 10' East 435.15 feet; thence South 75° 31' 14" West 5.64 feet; thence North 89° 40' West 316.38 feet to the point of beginning.

PARCEL NO. 4

Beginning at a point on the North line of Three Fountains Drive, said point being North 867.38 feet and East 426.23 feet from the West quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 7° 54' 30" East 6.08 feet; thence South 77° 30' East 27.13 feet; thence South 74° 30' East 171.35 feet; thence South 7° 20' West 6.12 feet to the North line of Three Fountains Drive; thence North 74° 54' West along said North line 198.53 feet to the point of beginning.

PARCEL NO. 5

Beginning at a point on the North line of Three Fountains Drive, said point being North 724.69 feet and East 955.09 feet from the West quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0° 24' West 3.75 feet; thence South 74° 30' East 246.49 feet; thence South 0° 08' East 16.17 feet to a point on a curve to the left on the Northerly line of Three Fountains Drive, the radius point of said curve being South 52° 40' 10" West 66.00 feet; thence Northwesterly along the arc of said curve and Northerly line 43.28 feet to a point of tangency; thence North 74° 54' West along said Northerly line 209.53 feet to the point of beginning.

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PARCEL NO. 6

Beginning at a point North 0° 01' 10" East along the Section line 46.42 feet and South 89° 40' East 711.25 feet from the West quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 13.92 feet; thence North 88° 52' West 162.86 feet; thence North 1° 08' East 3.00 feet to the South line of Three Fountains Circle; thence South 88° 52' East along said South line 579.71 feet to a point of a 66.00 foot radius curve to the left; thence Easterly along the arc of said curve and South line 44.11 feet to a point of reverse curve to the right, the radius point of which is South 37° 09' 40" East 5.54 feet; thence Easterly and Southerly along the arc of said curve 12.42 feet to a point of tangency; thence South 0° 16' West 20.25 feet; thence North 89° 40' West 466.43 feet to the point of beginning.

PARCEL NO. 7

Beginning at a point North 38.37 feet and East 1194.09 feet from the West quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0° 08' East 40.26 feet; thence North 89° 15' 20" East 107.08 feet; thence North 38.25 feet; thence North 89° 40' West 107.17 feet to the point of beginning.

Together with a right-of-way over the following:

Beginning at a point North 38.37 feet and East 1194.09 feet from the West quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0° 08' East 40.26 feet; thence North 89° 40' West 16.41 feet; thence North 0° 08' West 41.36 feet; thence North 0° 16' East 20.25 feet to a point of a 5.54 foot radius curve to the left; thence Northerly and Westerly along the arc of said curve 12.42 feet to a point of a compound curve to the left, the radius point of which is North 37° 09' 40" West 66.00 feet; thence North-easterly along the arc of said curve and the Easterly line of Three Fountains Circle 59.41 feet to a point of tangency; thence South 1° 16' West 59.11 feet; thence South 0° 08' East 18.02 feet to the point of beginning.

PARCEL NO. 8

Beginning at a point North 33.29 feet and East 1696.18 feet from the West quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 88° 44' West 502.22 feet; thence North 0° 08' West 12.00 feet; thence South 88° 44' East 502.22 feet; thence South 0° 08' East 12.00 feet to the point of beginning.

PARCEL NO. 9

Beginning at a point on the West line of 9th East Street, said point being North 391.11 feet and East 1941.96 feet from the West quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 15° 08' West along said West line 61.98 feet; thence North 88° 44' West 26.45 feet; thence North 1° 16' East 23.95 feet; thence South 88° 44' East 10.00 feet; thence North 1° 16' East 28.44 feet; thence North 88° 44' West 10.40 feet; thence North 1° 16' East 13.62 feet; thence North 88° 44' West 2.26 feet; thence North 1° 16' East 1.60 feet to a point on a curve to the right on the South line of Three Fountains Drive, the radius point of which is South 6° 36' 34" West 300.00 feet; thence Easterly along the arc of said curve and South line 44.63 feet to the point of beginning.

hereinafter collectively referred to as the "Real Property," and

WHEREAS, the Real Property has been, and is, used exclusively by the condominium unit owners of the Project as a part of the Common Areas and Facilities of the Project as the term is defined in all the Declarations establishing the Project, and

WHEREAS, the Grantor holds record title to the Real Property in trust for the owners of the condominium units in the Project, and

WHEREAS, the Grantor is desirous of specifying the uses of said Real Property, and of conveying its record title to the condominium unit owners, as hereinafter set forth.

Now, Therefore, these presents witnesseth as follows:

1. IT IS HEREBY DECLARED by the Grantor that the Real Property shall continue to be used by the condominium unit owners of the Project as a part of the Common Areas and Facilities for so long as the Project shall exist as a condominium project.

