

Return to: Pines Development Co., c/o Richard Prows, Inc.
4970 South 9th East, Suite F, ~~84117~~ SLC, Utah 84117

AS TO FORM
O.K.

2431505

QUITCLAIM DEED

APPROVED
JAN 1972

SALT LAKE CITY, a municipal corporation of the State of Utah, Grantor, hereby quitclaims to PINES DEVELOPMENT COMPANY, a co-partnership consisting of Richard S. Prows and Robert W. Wood, Grantee, for the sum of ONE AND NO/100 DOLLAR (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, the following described tracts of land located in Salt Lake County, State of Utah, to-wit:

✓ PARCEL NO. 1 (West of 4800 South Street)

Beginning at a point on the North right-of-way line of State Highway, said point being south 1050.61 feet and West 1449.35 feet from the North $\frac{1}{4}$ corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base & Meridian, and running thence North $0^{\circ}50'00''$ East 358.88 feet; thence South $72^{\circ}12'30''$ East 319.78 feet to a point on the Westerly right-of-way line of State Highway, said point being on a curve to the right, the radius point of which is North $66^{\circ}16'13''$ West 427.46 feet; thence Southwest-erly along the arc of said curve and said right-of-way line 314.04 feet to a point of intersection with a curve to the right, said point of intersection being 50.00 feet radially distant Westerly from the center line of said State Highway at Engineer Station 59472.7, the radius point of said point of intersection being North $33^{\circ}30'19''$ West 340.0 feet; thence Southwesterly along the arc of said curve and said right-of-way line 103.35 feet to the point of beginning-contains 1.528 acres-excepting therefrom a 33 foot wide strip of land known as the Mill Race and described in Book No. 70, Page No. 447, Entry No. 676035 in the Salt Lake County Recorder's Office.

✓ PARCEL NO. 2 (East of 4800 South Street)

Beginning at a point on the East right-of-way line of a State Highway, said point being South 820.26 feet and West 1044.05 feet from the North $\frac{1}{4}$ corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base & Meridian, said point also being on a curve to the right, the radius point of which is South $18^{\circ}43'14''$ West 650.0 feet and running thence Southeasterly along the arc of said curve 239.93 feet; thence South $78^{\circ}06'15''$ West 257.35 feet; thence South $69^{\circ}53'$ West 126.94 feet to a point on the Southerly right-of-way line of a State high-way, said point also being on a curve to the left, the radius point of which is North $37^{\circ}53'38''$ West, 527.46 feet; thence Northeasterly along the arc of said curve and said Southerly right-of-way line 271.53 feet to the point of beginning-contains 0.643 acres-excepting therefrom a 33 foot wide strip of land known as the Mill Race and described in Book No. 70, Page No. 447, Entry No. 676035 in the Salt Lake County Recorder's Office.

Subject to existing easements, if any, and to Grantor's retention of all water rights and all rights to drill for water on the premises which are also hereby retained by Grantor.

JAN 11 1972

Recorded 41450

Request of SECURITY

Fee Paid, JERAL

Recorder, Salt Lake County, Utah

350 By Deputy

BOOK 3032 PAGE 944

WITNESS the hand of said Grantor this 9th day of December, 1971.

SALT LAKE CITY CORPORATION

BY J. Bracken Lee

Mayor

Herman J. Hogensen
City Recorder

STATE OF UTAH)
: ss.
County of Salt Lake)

On the 9th day of December, 1971, personally appeared before me J. Bracken Lee and Herman J. Hogensen, who being by me duly sworn, did say that they are the Mayor and City Recorder of Salt Lake City, respectively, a municipal corporation of the State of Utah, and that they executed the foregoing deed on behalf of Salt Lake City Corporation, by authority of a motion passed by the Board of Commissioners of Salt Lake City, on the 9th day of December, 1971; and said persons acknowledged to me that said corporation executed the same.

My Commission Expires:

Sept. 18, 1972

Mildred T. Nuckolls

Notary Public, residing in Salt Lake City, Utah