

2563858

Recorded AUG 23 1973 at 1:08 P.M.
 Request of James E. McEntire
 Fee Paid JERADEAN MARTIN
340 Recorder, Salt Lake County, Utah
 By [Signature] Deputy
 Ref. 696 1st Ave 84103

WARRANTY DEED

GORDON BURT AFFLECK and JOSEPHINE F. AFFLECK, his wife, and PAUL E. REIMANN and MAYBETH FARR REIMANN, his wife, grantors, of Salt Lake City, Salt Lake County, State of Utah, hereby CONVEY AND WARRANT to JAMES E. McENTIRE and NANCY P. McENTIRE, his wife, as joint tenants and to the survivor of them and not as tenants in common, grantees, of Salt Lake City, State of Utah, for the sum of One Thousand Dollars and other good and valuable considerations, the following described tract of land situated in Salt Lake County, State of Utah, to-wit:

A part of Lot 1 of Section 22, Township 1 South, Range 2 East, of the Salt Lake Base and Meridian, particularly described as follows:

Beginning at a point on the easterly boundary line of the Panorama Road (a private road with a survey width of 40 feet) near the junction with the Edna Road (a private Road with a survey width of 40 feet), which beginning point is North 83° 45' East 72.6 feet and South 64° 31' East 197.0 feet from Survey Station A-3 in the Panorama Road, which survey station is South 3° 11' East 334.0 feet, more or less, from Angle Point 3 of Tract 37 of the 1927 Government Resurvey of Section 22, Township 1 South, Range 2 East, of the Salt Lake Base and Meridian; and from the aforesaid point of beginning on the easterly boundary line of the Panorama Road, running thence North 20° West 77.0 feet to a point on the easterly boundary line of the Edna Road; thence North 44° 28' West 90.0 feet; thence continuing on the boundary line of the Edna Road as follows: South 73° East 186.0 feet; South 48° 25' East 90.0 feet; thence South 26° East 164.0 feet; thence South 50° 03' West 70.0 feet; thence South 66° West 103.0 feet; thence leaving the Edna Road and running North 20° 41' West, 226 feet, more or less, to the point of beginning.

The grantors Paul E. Reimann and Maybeth Farr Reimann, his wife, reserve the right to develop the waters within the spring area within the southerly portion of said land, under water filings previously approved by the State Engineer and the District Court of Salt Lake County, State of Utah.

This deed is made subject to the following restrictive covenants which shall run with the land:

1. Restrictive Covenants dated July 23, 1949, executed by Lynn S. Richards and Lucille C. Richards, his wife, and Paul E. Reimann and Maybeth Farr Reimann, his wife, recorded August 26, 1949, in Book 702 of Official Records at page 637 in the office of County Recorder of Salt Lake County, State of Utah, which restrict the use of the land for residential purposes and prohibit the use of the land for any commercial purpose.

2. Restrictive covenant that there shall be no more than one home constructed upon said tract of land; that construction shall be in accordance with the lawful requirements of the Salt Lake County Building Code, and also in accordance with all lawful fire regulations, requirements for safety, fire-protection and fire-prevention, and all lawful measures for keeping fire under control; and that such home shall be constructed no closer than 40 feet from the channel of the East Fork of Mountain Creek.

3. Restrictive covenant that all sewage disposal shall be in accordance with the valid regulations adopted by the Salt Lake County Board of Health, reasonably applicable to said land. No septic tank for wash water nor any drain field shall be located so as to drain into any spring used for culinary water purposes. All refuse of any kind shall be disposed of in accordance with the sanitation regulations of the Salt Lake County Board of Health relating to watershed areas.

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The grantors Gordon Burt Affleck and Josephine F. Affleck, his wife, certify that Paul E. Reimann and Maybeth Farr Reimann, his wife, as purchasers of said land and adjacent land under contract dated January 18, 1971, have complied with the terms of said contract with respect to the purchase of the land hereinabove described from Gordon Burt Affleck and Josephine F. Affleck, his wife; and the grantors Paul E. Reimann and Maybeth Farr Reimann, his wife, certify that the grantees hereinabove named, James E. McEntire and Nancy P. McEntire, his wife, heretofore complied with the terms of their contract of purchase of the above described tract of land, said contract being dated September 8, 1972; and that the balance of the purchase price has been paid in full.

WITNESS the hands of the grantors at Salt Lake City, Utah, this 22nd day of August, 1973.

Signed in the presence

Gordon Burt Affleck
Gordon Burt Affleck

of Elaine Freeman

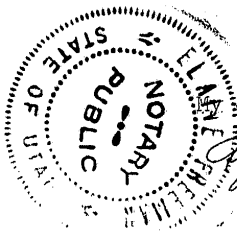
Josephine F. Affleck
Josephine F. Affleck

Paul E. Reimann
Paul E. Reimann

Maybeth Farr Reimann
Maybeth Farr Reimann

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

On the 22nd day of August, 1973, personally appeared before me Gordon Burt Affleck and Josephine F. Affleck, his wife, Paul E. Reimann and Maybeth Farr Reimann, his wife, the signers of the foregoing warranty deed, who duly acknowledged to me that they executed the same.



My commission expires
August 4, 1977

Elaine Freeman
NOTARY PUBLIC
Residing at Salt Lake City, Utah.