

2598733

Recorded FEB 6 1974 at 1:30 p.m.
Request of Backman Abstract & Title Company
Permit No. 123456789
300 [Signature] Deputy

A G R E E M E N T Ref. _____

THIS AGREEMENT, entered into this 31ST day of JANUARY, 1974, by and between STEVEN T. BAIRD and DELPHA A. BAIRD, his wife, of Salt Lake County, State of Utah, Party of the First Part, and J. GARY SHEETS and KATHLEEN W. SHEETS, his wife, of Salt Lake County, State of Utah, Party of the Second Part,

WITNESSETH:

IN CONSIDERATION OF the mutual covenants contained herein, the parties hereto covenant and agree as follows:

1. Simultaneously with the execution and delivery of this Agreement, Party of the First Part agrees to convey to Party of the Second Part the following described tract of land, situated in Salt Lake County, State of Utah:

Beginning at a point on the South Right of Way Line of Kentucky Avenue, said point being North 629.25 feet and East 2631.47 feet from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 69°00' East 140.37 feet along said South line of street to the centerline of Upper Canal; thence following centerline of Upper Canal as follows: South 21°00' East 122.32 feet; thence North 82°50' East 190.0 feet; thence North 64°53' East 38.57 feet; thence North 56°53' East 40.0 feet; thence North 74°23' East 85.0 feet; thence North 39°41' East 30.0 feet to point of beginning of property; thence North 39°41' East 100 feet; thence North 53°00' East 40.0 feet; thence North 36°34' East 61.0 feet; thence North 67°04' East 28.50 feet; thence South 28°47' East 18.0 feet to the intersection of Spring Creek; thence continuing along centerline of Upper Canal South 10°15' East 21.50 feet; thence South 0°44' East 100.0 feet; thence South 6°00' West 100.0 feet; thence South 37°22' West 75.0 feet; thence North 40°52' West 178.01 feet to point of beginning.
Subject to rights of way and easements for roads, ditches, canals, transmission lines, etc., which may exist over, under or across said property.
Together with one (1) share of Spring Creek Water Stock.

2. Party of the Second Part agrees to provide a 20 foot wide right of way as access from Naniloa Drive across the Upper Canal to the above described real property and the adjoining real property owned by Party of the First Part, and to construct, at expense of Party of the Second Part, a substantial bridge sufficient to carry vehicular traffic across said Upper Canal, said right of way and bridge to provide joint use by both parties, their heirs, executors, administrators and assigns, and said right of way and bridge to be located approximately as shown on the map entitled "A Residence for Mr. and Mrs. J. Gary Sheets off Naniloa Drive, Salt Lake City, Utah," dated

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September 2, 1972. Party of the Second Part further agrees to obtain from the Church of Jesus Christ of Latter-day Saints, without expense to Party of the First Part, that portion of said right of way located over and across the Church property adjoining the above described real property.

3. Party of the Second Part agrees to provide said right of way and build said bridge within a reasonable period of time.

4. Upon completion of said right of way and bridge, the parties hereto agree to jointly maintain said right of way and bridge, the expense of said maintenance to be borne equally by both parties after agreement has been reached as to the necessity and the reasonableness of the expense of said maintenance.

IN WITNESS WHEREOF, the parties hereto have subscribed their names the day, month and year above written.

Steven T. Baird

Delpha A. Baird

PARTY OF THE FIRST PART

J. Gary Sheets

X Kathleen W. Sheets

PARTY OF THE SECOND PART

STATE OF UTAH,)
: SS.
County of Salt Lake)

On the 3/5 day of JANUARY, 1974, personally appeared before me Steven T. Baird and Delpha A. Baird, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Richard L. Backman
Notary Public.

Residing in SALT LAKE CITY, UTAH

My Commission expires: 1/15/78

STATE OF UTAH,)
: SS.
County of Salt Lake)

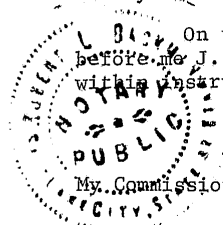
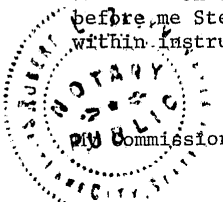
On the 3/5 day of JANUARY, 1974, personally appeared before me J. Gary Sheets and Kathleen W. Sheets, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Richard L. Backman
Notary Public.

Residing in SALT LAKE CITY, UTAH

My Commission expires: 1/15/78

BACKMAN, BACKMAN & CLARK
ATTORNEYS AT LAW



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