

Recorded APR 21 1976 at 10 27 M
Request of SECURITY TITLE
COMPANY
For PAID KATHIE L. DIXON
Recorder Salt Lake County, Utah
6.20 Russell Peterson Deputy

TRUSTEES

2806747 SPECIAL WARRANTY DEED

ZIONS FIRST NATIONAL BANK, a National Banking Association, as Trustee, of Salt Lake City, Utah, Grantor, hereby conveys and warrants against the acts of the Grantor only, to TONY MASCARO and CARMEN M. MASCARO, his wife, as joint tenants with full rights of survivorship and not as tenants in common.

Grantees,

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract s of land situated in SALT LAKE County, State of UTAH:

SECURITY TITLE COMPANY

SEE ATTACHED SCHEDULE "A"

IN WITNESS WHEREOF, the Grantor this 16th day of April 1976 has caused these presents to be executed in its corporate name, as trustee, and under its corporate seal, as trustee, by two of its Vice Presidents hereunto duly authorized.



ZIONS FIRST NATIONAL BANK, a National Banking Association, as Trustee

Peter K. Ellison Vice President
R.B. Anderson Vice President

STATE OF UTAH }
COUNTY OF SALT LAKE } SS:

On the 19th day of April, A.D. 1976, personally appeared before me Peter K. Ellison and R.B. Anderson, who being by me duly sworn did say they are Vice Presidents of Zions First National Bank, a National Banking Association, and that said instrument was signed in behalf of said Association, as Trustee, by resolution of its Board of Directors and they acknowledged to me that said Association executed the same, as Trustee.

Susan Malphred Notary Public
My commission Expires Oct. 6, 1978 Residing at Salt Lake City, Utah

BOOK 4174 PAGE 381

SCHEDULE "A"

Lot 64, proposed plat of Hi-Country Estates, Phase II, and being more particularly described as follows:

Beginning at a point which is N 89°46'58" W, 1966.89 feet along the section line from the Northeast corner of Section 16, T4S, R2W, S.L.B. & M. and running thence S 89°46'58" E along said section line 651.96 feet; thence S 0°05'51" W, 178.16 feet; thence S 89°57'48" E, 681.20 feet; thence S 0°02'12" W, 50.00 feet; thence S 89°57'48" W, 943.70 feet; thence S 0°13'02" W, 1158.47 feet; thence N 89°46'58" W, 390.00 feet; thence N 0°13'02" E, 1388.66 feet to the point of beginning.

Containing 14.60 acres.

Subject to a 25 foot R/W across the Easternmost corner.

"Together with and subject to a perpetual easement and right of way over and across the following described roads, A through H, both inclusive, and J through M, both inclusive, and more fully described in the Special Warranty Deed from Zions First National Bank, Trustee, to James M. Mascaro and Frieda L. Mascaro, recorded May 20, 1974 as Entry No. 2622872, in Book 3590, page 26 of Official Records."

"This grant of Easement shall be binding upon the heirs, successors and assigns of grantor and grantee and others similarly situated and shall be a covenant running with the land."

Lot 72 proposed plat of Hi-Country Estates, Phase II, and being more particularly described as follows:

Beginning at a point which is N 89° 46' 58" W, 1966.89 feet along the section line from the Northeast corner of Section 16, T4S, R2W, S. L. B. & M. and running thence S 0° 13' 02" W, 1016.46 feet; thence N 89° 46' 58" W, 404.81 feet; thence N 0° 13' 02" E, 966.46 feet; thence N 89° 46' 58" W, 825.00 feet; thence N 10° 01' 11" E, 50.74 feet; thence S 89° 46' 58" E along said section line 1221.17 feet to the point of beginning.

Containing 10.39 acres.

Subject to a 25 foot right of way across the Westernmost corner. Also subject to a 20 foot utility easement for the Herriman Pipeline Co.

"Together with and subject to a perpetual easement and right of way over and across the following described roads, A through H, both inclusive, and J through M, both inclusive, and more fully described in the Special Warranty Deed from Zions First National Bank, Trustee, to James M. Mascaro and Frieda L. Mascaro, recorded May 20, 1974 as Entry No. 2622872, in Book 3590, page 26 of Official Records."

"This grant of Easement shall be binding upon the heirs, successors and assigns of grantor and grantee and others similarly situated and shall be a covenant running with the land."

Also

Beginning at a point which is N 89°46'58" W, 1314.92 feet along the section line from the Southeast corner of Section 9, T4S, R2W, S.L.B. & M. and running thence N 89°46'58" W, 2629.83 feet; thence N 0°08'38" E, 1318.89 feet; thence S 89°52'08" E, 2628.76 feet; thence S 0°05'15" W, 1322.84 feet to the point of beginning.

LESS: Spring Area #1. Beginning at a point which is North 344.10 feet and West 2806.04 feet from the Southeast corner of Section 9, T4S, R2W, S.L.B. & M. and running thence N 57°40'00" E along an existing fence 205.73 feet; thence S 51°24'00" E along said fence 68.10 feet; thence S 41°07'30" W along said fence 182.95 feet; thence N 57°03'00" W, along said fence 128.20 feet to the point of beginning (Containing 0.42 acres).

Containing 79.31 acres.

Subject to the following described centerline which is for a 50.00 foot R/W easement for access to parcels of land in Hi-Country Estates - Phase #2. There will be 25 feet on each side of the centerline.

Beginning at a point which is North 1331.64 feet and West 2981.26 feet from the Southeast corner of Section 9, T4S, R2W, S.L.B. & M. and running thence S 21°08'00" W, 176.45 feet to a 365.00 foot radius curve to the left; thence Southerly along said curve 192.61 feet to a 400.00 foot reverse curve to the right whose radius point bears S 60°53'56" W; thence Southerly along said curve 192.09 feet; thence S 18°24'51" W, 221.37 feet to a 370.00 foot radius curve to the left; thence Southerly along said curve 270.60 feet to a 400.00 foot radius reverse curve to the right whose radius point bears S 76°16'00" W; thence Southerly along said curve 165.83 feet; thence S 10°01'11" W, 199.46 feet to a point which is N 89°46'58" W, 3188.06 feet from the Southeast corner of Section 9, T4S, R2W, S.L.B. & M.

ALSO: Subject to a 10 foot wide easement, 5 feet on each side of the centerline described as:

Beginning at a point which is N 89°46'58" W, 2905.30 feet along the section line from the Southeast corner of Section 9, T4S, R2W, S.L.B. & M. and running thence N 31°41'46" E, 137.10 feet; thence N 36°53'11" E, 1502.29 feet to a point which is North 1329.24 feet and West 1931.53 feet from the Southeast corner of Section 9, T4S, R2W, S.L.B. & M.
