

Zions First National Bank, Trust Dept.
P. O. Box 1709
SLC, Ut 84110
Attn: Alan D. Aubrey

APR 22 1976

Recorded _____ at _____
Request of _____ TITLE _____
Fee Paid KATHLEEN DIXON
Records, Salt Lake County, Utah
By Scott Duckworth Deputy
SCOTT DUCKWORTH
Ref. _____

2807208

TRUSTEES 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
HAL LARSEN AND SONS CONST.--HAL K. LARSEN, GERALD K. LARSEN & STEVEN H. LARSEN, AS JOINT TENANTS, WITH FULL RIGHTS OF SURVIVORSHIPS Grantees,

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

SECURITY TITLE COMPANY
8373

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.

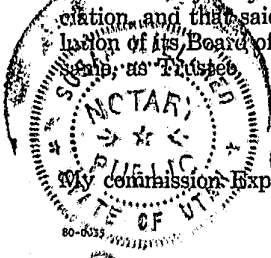


ZIONS FIRST NATIONAL BANK, a National Banking Association, as Trustee

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

STATE OF UTAH }
COUNTY OF SALT LAKE } SS.

On the 16th day of April, 1976, A.D., 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 Millfred
Notary Public
Residing at Salt Lake City, Utah

MY COMMISSION EXPIRES OCT. 6, 1979

BOOK 4176 PAGE 67

SCHEDULE "A"

Lot 164, PROPOSED PLAT OF HI-COUNTRY ESTATES PHASE II, and being more particularly described as follows:

BEGINNING at a point which is South 734.80 feet and East 1010.05 feet from the Northwest corner of Section 16, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 77° 24' 53" East 878.37 feet; thence South 19° 53' 44" West 108.78 feet to a point on a 240.00 foot radius curve to the right (radius point bears North 70° 06' 16" West); thence Southwesterly along said curve an arc distance of 110.32 feet (delta angle = 26° 20' 16") to a point on a 200.00 foot radius curve to the left (radius point bears South 43° 46' 00" East); thence Southerly along said curve an arc distance of 244.67 feet (delta angle = 70° 05' 32"); thence South 23° 51' 32" East 22.30 feet; thence West 810.72 feet; thence North 7° 43' 56" East 636.84 feet to the point of BEGINNING. (Containing 10.17 acres.)

SUBJECT TO a 25 foot right of way along the East side.

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 at 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.