

MAY 16 1977

Recorded at Request of Commonwealth Land Title Ins Co.at 313 M. Fee Paid \$ 750 Kelle L. Egan, Salt Lake County Recorderby Marion Beardon Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to _____ Address _____

2944717

WARRANTY DEED

WILFORD RUSHTON and MYRTLE L. RUSHTON, his wife, and
 ARTHUR L. RUSHTON and UNA P. RUSHTON, his wife, grantor s
 of Salt Lake City, County of Salt Lake, State of Utah, hereby
 CONVEY and WARRANT to HAROLD D. BEARDEN and NORMA V. BEARDEN,
 his wife as joint tenants with full rights of survivorship

of Salt Lake City, Salt Lake County, State of Utah, grantee
 TEN AND NO/100-----DOLLARS,
 and other good and valuable consideration,
 the following described tract of land in County,
 State of Utah:

Beginning at the Southwest corner of the Northwest Quarter of the
 Southwest Quarter of Section 16, Township 4 South, Range 1 West,
 Salt Lake Meridian, and running thence East 1796.07 feet; thence
 North 56°55'59" West 2077.91 feet; thence South 810.92 feet; thence
 West 50 feet; thence South 320 feet to the place of beginning.

Together with a right of way for ingress and egress over the West
 50 feet of the following described land:

Beginning at a point on the section line ~~at~~ 493.63 feet South 0°26'31"
 West of the Northwest corner of said Section 16, said point of beginning
 being on the Southerly bank of the Provo Reservoir Co. Canal, thence
 running Southeasterly along said canal bank as follows: South 48°52'
 31" East 536.50 feet; thence South 30°48'48" East 832.73 feet; thence
 South 51°14'55" East 378.88 feet; thence South 80°35'06" East 172.60
 feet; thence South 73°40'34" east 16.04 feet, more or less, to the
 east line of the Southwest 1/4 of the Northwest 1/4 of said Section
 16; thence South 0°24'32" West 814.25 feet; thence South 89°53'01"
 East 1322.15 feet more or less to the center of said Section 16, thence
 South 0°22'33" West 1320.0 feet; thence North 89°53'01" West 846.08
 (see attachment)

WITNESS, the hand of said grantors, this 2nd day of
May, A. D. 19 77.

Signed in the Presence of

Calvin H. LawrenceWilford RushtonMyrtle L. RushtonArthur L. RushtonUna P. Rushton

STATE OF UTAH,

County of Salt Lake

ss.

On the 2nd day of May, A. D. 19 77
 personally appeared before me Arthur L. Rushton and Una P. Rushton and
 Wilford Rushton and Myrtle L. Rushton,
 the signer sof the within instrument, who duly acknowledged to me that they executed the
 same.

Janet L. Zisk

Notary Public.

My commission expires 5-5-80Residing in Salt Lake City, Utah

BOOK 4489 PAGE 741

(attachment)

feet; thence North $56^{\circ}95'39''$ West 2077.91 feet; thence South $0^{\circ}24'16''$ West 810.92 feet; thence North $89^{\circ}35'44''$ West 50.0 feet to the West line of Section 16; thence North $0^{\circ}24'16''$ East 1000.0 feet more or less to the West 1/4 corner of Section 16; thence North $0^{\circ}26'31''$ East 2150.0 feet to the point of beginning.

This conveyance is made with the distinct understanding and agreement that the grantees will dedicate the following described property, included in the above-described property to public use for a street, to-wit:

Commencing at a point at the NW Corner of the SW 1/4 of the SW 1/4 of Section 16, Township 4 South, Range 1 West, Salt Lake Meridian; thence running North 320 feet, thence East 50 feet; thence South 320 feet; thence West 50 feet to the point of beginning.

In the event that the Central Utah Water Conservancy District is unable to obtain an additional 16 feet from the property abutting said right of way to the West so that the dedicated street can be a total of 67 feet as provided in Agreement to Dedicate a Street recorded in the records of the Salt Lake County Recorder on October 2, 1968 in Book No. 2794 on Page 481, then the Grantees will dedicate the following additional described property conveyed to the Grantees to public use for a street, to-wit:

Commencing at a point 50 feet East of the NW Corner of the SW 1/4 of SW 1/4 of Section 16, Township 4 South, Range 1 West, thence running North 1130.92 feet, thence Southeast 17 feet; thence approximately 1130.92 feet to the North line of SW 1/4 of SW 1/4 of Section 16, Township 4 South, Range 1 West, thence West 17 feet to the point of beginning, together with any other property required to complete said public street.