

WARRANTY DEED

ASSOCIATED TITLE CO.

88 AUG 15 PM 2:58

THE JEREMY, LTD., a Utah Limited Partnership, as  
Grantor, hereby warrants and conveys to SUMMIT WATER DISTRIBUTION COMPANY, as Grantee, of 1650 Park Avenue, Park City, Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described real property located in Summit County, Utah, to-wit:

ALAN SPRIGGS  
SUMMIT COUNTY RECORDER

Reservoir above Plat 5

Beginning at a point which is S89°40'38E 4306.78 feet along the section line and North 2700.35 feet from the Southwest corner of Section 1, Township 1 South, Range 3 East, Salt Lake Base and Meridian, Summit County, Utah; thence North 150.00 feet; thence East 150.00 feet; thence South 150.00 feet; thence West 150.00 feet to the point of beginning, together with any and all improvements thereon.

Containing 22,400 sq. ft.

Pump House Plat 4 & 5

Beginning at a point which is S89°40'38"E 3874.13 feet along the section line and North 685.90 feet from the Southwest corner of Section 1, Township 1 South, Range 3 East, Salt Lake Base and Meridian, Summit County, Utah; thence N30°24'W 50.00 feet; thence N59°36'E 85.00 feet; thence S30°24'E 50.00 feet; thence S59°36'W 85.00 feet to the point of beginning, together with any and all improvements thereon.

Containing 4250 sq. feet.

Grantor also hereby conveys all rights, title and interest in the pipelines and facilities of the water system for plats 4 and 5 as well as the pipeline from pump building #4 and the connections to the lines in plats 1, 2 and 3 to said described easements.

It is further represented that the system is in good and operable condition and that in the event there are needed

300 489 PAGE 450

repairs within one year from the date of conveyance, said repairs will be made by the Grantor. It is also understood that the system will only be guaranteed by Grantor for a period of one year from date of conveyance as required in the "Rules and Regulations" of Summit Water Distribution Company.

SUBJECT TO:

a. Easements, rights of way, if any, not recorded, but which have been established and now exist by operation of law upon said premises, or any portion or portions thereof.

b. Any prior reservations, exceptions or conveyances of minerals by Grantor or Grantor's predecessors in interest.

c. All assessments and restrictions of governmental entities within which the property is located.

d. Easements or rights of way of record, which are enforceable through law or equity.

WITNESS the hand of said Grantors this 11<sup>th</sup> day of August, 1988.

GRANTOR:

The Jeremy, Ltd., a Utah limited partnership, by and through its general partner, Jeremy Service Corporation, a Utah corporation:

By: Will P. R. J.  
Its President

STATE OF UTAH       )  
                              : ss.  
COUNTY OF SUMMIT   )

On the 11<sup>th</sup> day of August, 1988, personally appeared before me William T. Blair, Jr., who being duly sworn did say that he is the President of Jeremy Service Corporation, general partner for The Jeremy, Ltd., and that said instrument was signed in behalf of The Jeremy, Ltd., and said William T. Blair, Jr. acknowledged to me that The Jeremy, Ltd. executed the same.

Gayle K. Blair  
NOTARY PUBLIC  
Residing at Park City, UT

My Commission Expires:

12/30/91

BOOK 489 PAGE 452