

Recorded JUL 8 1977 at 11:01 AM.
Request of George M. Schreiber
Fee Paid KATIE L. DIXON
Recorder, Salt Lake County, Utah
By C. Wayne Maberry Deputy
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Ref. 8858-801240 E
Sandy
84670

WARRANTY DEED

MIDVALE CITY, a municipal corporation, organized and existing under the laws of the State of Utah, with its principal office at Midvale, County of Salt Lake, State of Utah, "GRANTOR", hereby CONVEYS and WARRANTS to GEORGE M. SCHNEITER, "GRANTEE", of Sandy, Salt Lake County, State of Utah, for the sum of TEN AND NO/100 DOLLARS, the following described tracts of land in Salt Lake County, State of Utah, to-wit:

TRACT NO. 1:

Beginning at a point on the West line of the Northeast quarter of Section 5, Township 3 South, Range 1 East, Salt Lake Base & Meridian, said point being South 0°07' West 1422.00 feet from the North quarter corner of said Section 5, and running thence South 32°47' West 264.8 feet; thence South 7°25' West 50.0 feet; thence South 83°29' West 284.5 feet to a point on the Northerly line of the Little Cottonwood Branch Railroad right of way, said point being 30 feet Northerly measured at right angles from the centerline of the former track of the said Little Cottonwood Branch; thence South 76°13' East parallel to and 30 feet Northerly measured at right angles from the centerline of the said former track of the said Little Cottonwood Branch 337.0 feet; thence South 83°09' East parallel to and 30 feet Northerly measured at right angles from the center line of said track 1197.96 feet, more or less; thence North 6°51' East 151.66 feet; thence North 83°50' West 285.70 feet; thence North 6°28' East 240.0 feet; thence North 83°32' West 295.0 feet to a point of curve; thence along a curve to the right with a radius of 5,315 feet, a distance of 116.0 feet; thence North 82°13' West 441.0 feet to the point of beginning. Containing 9.633 acres.

TRACT NO. 2:

Beginning at a point on the Northerly line of the Little Cottonwood Branch Railroad right of way, said point being 30 feet Northerly measured at right angles from the centerline of the former track of the said Little Cottonwood Branch, said point of beginning being also South 1725.67 feet, more or less, and West 435.48 feet, more or less, from the North quarter corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base & Meridian, and running thence South 76°13' East parallel to and 30 feet Northerly measured at right angles from the centerline of said former track 337.0 feet, more or less; thence South 83°09' East 1197.96 feet, more or less; thence South 6°51' West 30.0 feet to the centerline of said Little Cottonwood Branch Railroad right of way; thence North 83°09' West along said centerline 1199.78 feet, more or less; thence North 76°13' West along said centerline 338.82 feet, more or less; thence North 13°47' East 30.00 feet to the point of beginning. Containing 1.06 acres.

TRACT NO. 3:

Beginning at the East quarter corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and the centerline of the Little Cottonwood Branch Railroad right of way; and running thence along the centerline of said Section 5, North 89°11'40" West 41.36 feet to the Southerly line of the aforementioned right of way, said point being Southerly 25 feet, measured at right angles from the centerline of the track; thence along said Southerly right of way line North 52° West 467.06 feet to the point of curvature of a 1561.61 foot radius curve to the left (the chord of which bears North 67°34'30" West 838.58); thence along the arc of said curve 849.00 feet to a point of tangency; thence North 83°09' West 134.66 feet to the West line of the Southeast quarter of the Northeast quarter of said Section 5; thence along said West line North 0°07' East 50.35 feet to the Northerly line of the aforementioned right of way, said point being Northerly 25 feet, measured at right angles from the centerline of the track; thence along said Northerly right of way line South 83°09' East 140.57 feet to the point of curvature of a 1611.61 foot radius curve to the right (the chord of which bears South 67°34' 30" East 865.43 feet); thence along

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the arc of said curve 876.18 feet to a point of tangency; thence South 52° East 480.62 feet to the Section line; thence South 0°13'26" West 31.63 feet to the point of beginning. Containing 1.71 acres.

SUBJECT to a right of way for 1300 East Street.

EXCEPTING, however and reserving to the Grantor a perpetual easement for a water pipeline upon and across the Southeast quarter of the Northeast quarter of said Section 5, at a location to be designated by the Grantee.

TOGETHER with a right of way for roadway purposes over the following described tract of land:

Beginning at a point on the Northerly line of the Little Cottonwood Branch Railroad right of way, said point being 30 feet Northerly measured at right angles from the centerline of the former track of the said Little Cottonwood Branch, said point of beginning also being South 1725.67 feet, more or less, and West 435.48 feet, more or less, from the North quarter corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 76°13' West 910.0 feet, more or less, to the West line of the Southeast quarter of the Northwest quarter of said Section 5; thence South 0°07' West 5.15 feet to a point 25 feet Northerly measured at right angles from the aforementioned centerline; thence North 76°13' West 1355.47 feet, more or less, to the West line of said Section 5 and the Monument line of 700 East Street; thence South 0°07' West 51.46 feet to a point 25 feet Southerly measured at right angles from the aforementioned centerline; thence South 76°13' East 1355.47 feet, more or less, to the aforementioned West line of the Southeast quarter of the Northwest quarter of said Section 5; thence South 0°07' West 5.15 feet to a point 30 feet Southerly measured at right angles from the aforementioned center line; thence South 76°13' East 896.31 feet; thence North 13°47' East 60.0 feet to the point of beginning.

SUBJECT to and together with existing easements for public and private ways and utilities.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 6 day of July, 1977.

ATTEST:

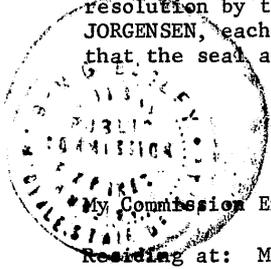
Jack R. Jorgensen
City Recorder

MIDVALE CITY, a municipal corporation

By Boyd N. Twiggs
Mayor

STATE OF UTAH)
) ss:
County of Salt Lake)

On the 6 day of July, 1977, personally appeared before me BOYD N. TWIGGS and JACK R. JORGENSEN, who being by me duly sworn, did say, each for himself, that he, the said BOYD N. TWIGGS is the Mayor, and he, the said JACK R. JORGENSEN, is the City Recorder of Midvale City, a municipal corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution by the City Council of Midvale City, and said BOYD N. TWIGGS and JACK R. JORGENSEN, each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.



Boyd N. Twiggs
Notary Public

My Commission Expires: Aug 12, 1978
Residing at: Midvale, Utah

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