

Recorded at Request of Ralph Ellingson, 2256 Cottonwood Lane, Salt Lake City, UT  
at 103 M. Fee Paid \$ 5.00 Katie L. Dixon, Salt Lake County Recorder 84117

by Marion Bearnson Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_  
Mail tax notice to Marion Bearnson Address \_\_\_\_\_ APR 4 1978

**3087702 WARRANTY DEED**

F. C. STANGL, III and ELIZABETH ANN STANGL, his wife grantors  
of Salt Lake City, County of Salt Lake, State of Utah, hereby  
CONVEY and WARRANT to

RALPH E. ELLINGSON and BETTY M. ELLINGSON,  
his wife, as joint tenants,  
with full rights of survivorship

of Salt Lake City, County of Salt Lake, State of Utah grantee  
---TEN and NO/100 --- and other good and valuable considerations -- DOLLARS

the following described tract of land in Salt Lake County,  
State of Utah:

See Exhibit "A" attached hereto and,  
by reference made a part hereof

WITNESS, the hand of said grantor, this 4th day of  
April, A.D. 19 78

Signed in the Presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
F. C. STANGL, III  
[Signature]  
ELIZABETH ANN STANGL

STATE OF UTAH,  
County of Salt Lake } ss.

On the 4th day of April, A.D. 1978  
personally appeared before me F. C. STANGL, III and ELIZABETH ANN STANGL, his wife,  
the signers of the within instrument, who duly acknowledged to me that they executed the  
same.

[Signature]  
Notary Public

My commission expires 1/29/80 Residing in Salt Lake City, Utah

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WARRANTY DEED (cont.)  
GRANTORS: STANGL, F.C.  
GRANTEES: ELLINGSON, Ralph E.  
Date : 4/4/78

EXHIBIT "A"

Beginning at a point on the North line of 7000 South Street said point being North 89°56'00" West 1492.67 feet and South 00°04'00" West 961.13 feet and South 89°52'30" East 296.00 feet and North 0°04'00" East 7.0 feet from the Southwest corner of Lot 20, Lazy Bar No. 2 Subdivision, Salt Lake County, Utah, (said subdivision corner is further described as being 60 rods North and 97.00 feet West of the Southeast corner of the Southwest quarter of the Southeast quarter of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian). Said point of beginning is further described as being South 89°52'30" East 296.0 feet and North 0°04'00" East 7.0 feet from the intersection of the East line of 2300 East Street and the North line of 7000 South Street and running thence: North 00°04'00" East 235.00 feet; thence South 89°52'30" East 103.00 feet; thence South 00°04'00" West 235.00 feet to the North line of said 7000 South Street; thence North 89°52'30" West 103.00 feet along the said North line of 7000 South Street to the point of beginning.

Together with a 50.00 foot wide right of way parallel to and to the West of the Westerly boundary line of the above described property.

Also, together with a 30.00 foot wide right of way parallel to and to the North of the Northerly boundary line of the above described property, extending Westerly to the East line of 2300 East Street.

Subject to current general taxes, easements, restrictions and rights of way of record or enforceable in law or equity.

Subject to a Deed of Trust dated April 14, 1977 and recorded April 15, 1977 as Entry No. 2932181 in Book 4475 at Page 877 of the Official Records wherein F. C. Stangl, III and Elizabeth A. Stangl appear as Trustors and State Savings and Loan Association, a Utah savings and loan association appears as Trustee and Beneficiary in the original amount of \$138,000.00; which said grantees herein expressly agree to assume and discharge according to its terms.

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