

WHEN RECORDED, PLEASE RETURN TO:

Charles L. Maak
KIMBALL, PARR, WADDOUPS,
BROWN & GEE
185 South State Street
Suite 1300
Salt Lake City, Utah 84111

0311826 Bk 0441 Pg 0677 - 0679

DIXIE B MATHESON - IRON COUNTY RECORDER
1991 DEC 04 09:14 AM FEE \$9.00 BY PTC
REQUEST: SECURITY TITLE CO OF SO UTAH

NO-BUILD COVENANT

THIS INSTRUMENT dated the 4th day of December, 1991 is executed by LEATHA GRAFF PRESTWICH, trustee of the Leatha Graff Prestwich Family Living Trust executed on the 28th day of December, 1982 and RAMON GRAFF PRESTWICH, trustee for Sy Prestwich (collectively referred to hereinafter as "Grantors") each of whose address is 263 South Main Street, Cedar City, Utah 84720 in favor of the UTAH STATE RETIREMENT OFFICE, an independent state agency, in its own right and also on behalf of and sometimes known as the UTAH STATE RETIREMENT FUND ("Grantee"), whose address is 540 East 200 South, Salt Lake City, Utah 84102, Attention: Real Estate Department.

WITNESSETH:

WHEREAS, the following-described real property (the "Subservient Property") located in Iron County, Utah is owned by Grantors:

BEGINNING N 0°07'00" W, 5.00 FT ALONG THE WEST LINE OF PINE STREET AND N 89°53'00" E, 30.00 FT FROM THE N.E. CORNER OF LOT 7, BLOCK 4, VALLEY VIEW SUBDIVISION, CEDAR CITY, UTAH; THENCE ALONG THE CENTERLINE OF PINE STREET AND THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 382.50 FT, A DISTANCE OF 240.19 FT (THE CHORD OF WHICH BEARS N 18°06'22" W, 236.26 FT); THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FT, A DISTANCE OF 56.02 FT (THE CHORD OF WHICH BEARS S 59°03'30" E, 54.01 FT); THENCE S 32°18'41" E, 50.12 FT TO THE EAST LINE OF PINE STREET; THENCE S 0°07'00" E, 154.44 FT TO THE POINT OF BEGINNING.

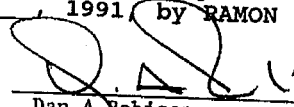
WHEREAS, Grantee is the owner of property (the "Dominant Property") located to the northwest, west and southwest of the Subservient Property;

WHEREAS, Grantee desires to obtain the covenant of Grantors, their successors and assigns, that only certain types of improvements will be erected or placed on the Subservient Property; and

WHEREAS, Grantors are willing to make said covenant as an integral and necessary part of, and in consideration of Grantee's performance in connection with, a related transaction between

STATE OF Utah)
) ss.
County of Iron)

The foregoing instrument was acknowledged before me this 3rd
day of December 1991, by RAMON GRAFF PRESTWICH,
trustee for Sy Prestwich.



Dan A Robison

(Seal)

My commission expires:

Residing at:

Cedar City, Utah

