

WHEN RECORDED, MAIL TO:

LaMAR STEVEN POULTON.....

1154 CARMELITA DRIVE.....

SALT LAKE CITY, UTAH 84106..... Space Above for Recorder's Use

3478229

WARRANTY DEED

ALLAN D. McCOMB and COLLEEN C. McCOMB, husband and wife, , grantor
of Salt Lake City , County of Salt Lake , State of Utah,
hereby CONVEY and WARRANT to

LaMAR STEVEN POULTON and ANDREA R. POULTON, husband and wife,
as joint tenants, , grantee
of Salt Lake City , County of Salt Lake , State of Utah
for the sum of TEN AND NO/100 and other good and valuable consideration DOLLARS,

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

See attached Exhibit "A"

55
REF ID: A
TITLE INS. AGENCY
SALT LAKE CITY, UTAH
SEP 17 12 55 PM '80

WITNESS the hands of said grantors, this 4th day of September , 1980

Signed in the presence of

Allan D. McComb
Colleen C. McComb

STATE OF UTAH,
County of Salt Lake } ss.

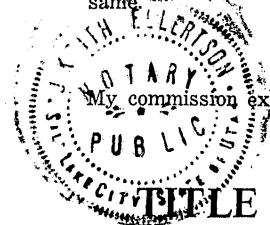
On the 4th day of September , 1980
personally appeared before me ALLAN D. McCOMB and COLLEEN C. McCOMB

the signers of the above instrument, who duly acknowledged to me that they executed the same

My commission expires 7-11-82

Residing in Salt Lake City

Notary Public.



BOOK 5151 PAGE 775

TITLE INSURANCE AGENCY OF UTAH, INC.

E X H I B I T " A "

Beginning at a point on the Westerly line of Lynn Lane which is North 40° 00'00" West 267.03 feet along the monument line and South 50°00'00" West 35.00 feet from a Salt Lake County Monument in the intersection of Lynn Lane and Melodie Ann Way; said point also being North 523.14 feet and East 1494.34 feet from the West Quarter Corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 60°15'04" West 132.07 feet; thence North 31°30'17" West 77.99 feet; thence North 55°11'51" East 118.93 feet to the Westerly right of way of Lynn Lane; thence South 40°00' 00" East 89.86 feet along said right of way to the point of beginning.

Subject to a 10 foot wide storm drainage easement the center line of which is described as follows:

Beginning at a point on the Westerly line of Lynn Lane which is North 40° 00'00" West 351.88 feet and South 50°00'00" West 35.00 feet from a Salt Lake County Monument at the intersection of Lynn Lane and Melodie Ann Way, said point also being North 588.15 feet and East 1439.80 feet from the West Quarter Corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 52°17'41" West 120.18 feet to the intersection of the Westerly line at a point 11.09 feet Southeasterly from the Northwest corner of the above described property.

Subject to a public utility, drainage, and sanitary sewer easement 10 feet in width running along the Westerly and Northerly sides thereof.

Said tract shall be known and described as a residential tract and shall be used for residential purposes only. No building or structure shall be erected, altered, placed or permitted to remain on said tract other than a one detached single family dwelling.