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Mail tax notice to DONALD E. & KATHRYN Address 2327 EAST 900 SOUTH, S.L.C., UT. 8414

15918

QUIT CLAIM DEED

ASSOCIATED TITLE COMPANY, A UTAH CORPORATION, AS TRUSTEE grantor
of SALT LAKE County of SALT LAKE State of Utah

hereby QUIT CLAIM(S) to
DONALD E. SPARKS AND KATHRYN E. SPARKS, HUSBAND AND WIFE AS JOINT TENANTS grantee

of SALT LAKE County of SALT LAKE State of Utah

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

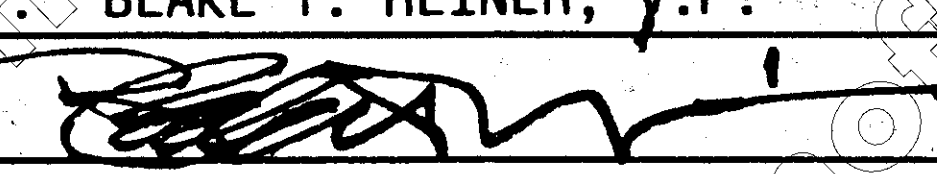
the following described tract of land in SUMMIT County,

State of Utah, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

REC'D BY AD
356180
ASSOCIATED TITLE CO.
92 MAR 25 PM 3:21
ALAN SPRIGGS
SUMMIT COUNTY RECORDER

RECORDED BY Dg. 145

WITNESS the hand(s) of said grantor(s), this 27 day of February A.D. 1992
Signed in the presence of

ASSOCIATED TITLE COMPANY, TRUSTEE
BY: BLAKE T. HEINER, V.P.


STATE OF UTAH }
COUNTY OF SUMMIT } ss.

On Feb. 28, 1992, personally appeared
before me, BLAKE T. HEINER who being by me
duly sworn did say, that he is the said VICE PRESIDENT
of ASSOCIATED TITLE COMPANY

Company, and that the within and foregoing instrument
was signed in behalf of said corporation by authority of a resolution of its
board of directors and said BLAKE T. HEINER duly
acknowledged to me that said corporation executed the same.

My Commission Expires: Notary Public
CHRISTY COLCERI
1500 Keams Blvd #A-100
Park City, Utah 84080
My Commission Expires
September 25, 1995
State of Utah



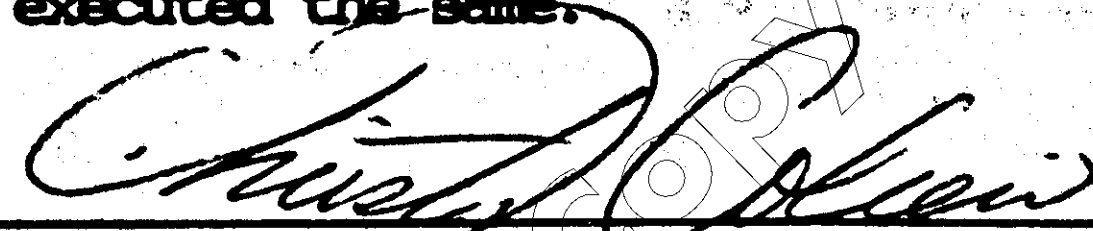

NOTARY PUBLIC
RESIDING AT: 880 653 FIVE 62-68

EXHIBIT A

LEGAL DESCRIPTION

The land referred to is situated in Summit, and is described as follows:

A PARCEL OF LAND LYING WITHIN SECTION 12 AND 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

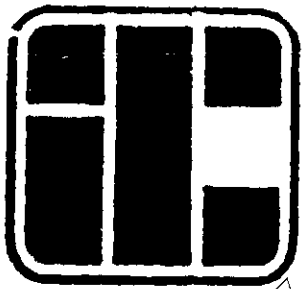
COMMENCE AT A 2 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 46 MINUTES 08 SECONDS WEST, A DISTANCE OF 4603.79 FEET ALONG THE SECTION LINE; THENCE WEST, A DISTANCE OF 5033.37 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE CENTER OF A 60 FOOT RIGHT OF WAY; THENCE ALONG SAID CENTERLINE THE FOLLOWING 10 COURSES: NORTH 27 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF 98.50 FEET; TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 29 MINUTES 45 SECONDS, NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 306.24 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 18 DEGREES 07 MINUTES 52 SECONDS EAST, A DISTANCE OF 304.76 FEET TO THE CURVE'S END; NORTH 08 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.43 FEET; TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1090.13 FEET AND A CENTRAL ANGLE OF 18 DEGREES 14 MINUTES 57 SECONDS, NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 347.21 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 00 DEGREES 44 MINUTES 29 SECONDS WEST, A DISTANCE OF 345.75 FEET; TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 484.98 FEET AND A CENTRAL ANGLE OF 39 DEGREES 42 MINUTES 05 SECONDS, NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 336.05 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 09 DEGREES 59 MINUTES 06 SECONDS EAST, A DISTANCE OF 329.37 FEET TO THE CURVE'S END; NORTH 29 DEGREES 50 MINUTES 08 SECONDS EAST, A DISTANCE OF 349.16 FEET; TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 92 DEGREES 10 MINUTES 11 SECONDS, NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 402.17 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 75 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 360.18 FEET TO THE CURVE'S END, SOUTH 57 DEGREES 59 MINUTES 41 SECONDS EAST, A DISTANCE OF 90.53 FEET; TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 85 DEGREES 08 MINUTES 16 SECONDS, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 349.19 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 79 DEGREES 26 MINUTES 11 SECONDS EAST, A DISTANCE OF 317.94 FEET TO THE CURVE'S END AND NORTH 36 DEGREES 52 MINUTES 03 SECONDS EAST, A DISTANCE OF 277.39 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 03 DEGREES 08 MINUTES 21 SECONDS WEST, A DISTANCE OF 1953.08 FEET; THENCE NORTH 83 DEGREES 39 MINUTES 56 SECONDS WEST, A DISTANCE OF 1194.63 FEET, TO THE POINT OF BEGINNING.

PROPERTY IS SUBJECT TO AND AFFECTED BY 30 FEET OF A 60 FOOT RIGHT OF WAY WHERE DESCRIBED ABOVE. ALSO, TOGETHER WITH AND SUBJECT TO A 60 FOOT RIGHT OF WAY(S) DESIGNATED AS RIGHT OF WAY(S) "B" AND "D".

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION OF RIGHT OF WAY(S).

ORDER NO. 15918

800 653 PAGE 63



ASSOCIATED TITLE COMPANY

EXHIBIT "A"

September 13, 1991

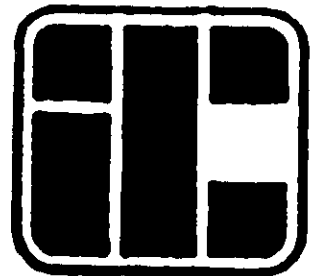
Right of Way "B"

A 60 foot right of way, 30 feet each side
of the following described centerline.

Beginning at point of access opposite Highway Station 490 + 58.00 as described by Warranty Deed in Book 462, Page 734 of official records, said point also being S. $89^{\circ} 11' 29''$ W. 2450.17 feet along the South line of Section 13 from a 2" pipe marking the Southeast corner of said Section 13, Township 2 South, Range 5 East, Salt Lake Base & Meridian and running thence N. $18^{\circ} 59' 54''$ W. 189.21 feet to a point on a 600.00 foot radius curve to the right (radius bears N. $71^{\circ} 00' 06''$ E.); thence along the arc of said curve 140.93 feet; thence N. $5^{\circ} 32' 27''$ W. 227.25 feet to a point on a 410.99 foot radius curve to the left (radius bears S. $84^{\circ} 27' 33''$ W.); thence along the arc of said curve 308.56 feet to a point on a 512.95 foot radius curve to the right (radius bears N. $41^{\circ} 26' 35''$ E.); thence along the arc of said curve 313.76 feet; thence N. $13^{\circ} 30' 37''$ W. 342.92 feet to a point on a 500.00 foot radius curve to the left (radius bears S. $5^{\circ} 32' 27''$ E.); thence along the arc of said curve 296.71 feet to a point on a 200.00 foot radius curve to the right (radius bears N. $39^{\circ} 32' 27''$ W.); thence along the arc of said curve 349.07 feet to a point on a 500.00 foot radius curve to the left (radius bears S. $60^{\circ} 27' 33''$ W.); thence along the arc of said curve 231.26 feet; thence N. $56^{\circ} 02' 27''$ W. 200.00 feet to a point on a 250.00 foot radius curve to the left (radius bears S. $33^{\circ} 57' 33''$ W.); thence along the arc of said curve 157.08 feet; thence S. $87^{\circ} 57' 33''$ W. 200.00 feet; thence N. $2^{\circ} 02' 27''$ W. 240.96 feet to a point on a 200.00 foot radius curve to the left (radius bears S. $87^{\circ} 57' 33''$ W.); thence along the arc of said curve 241.03 feet; thence N. $71^{\circ} 05' 26''$ W. 178.48 feet to a point on a 102.47 foot radius curve to the right (radius bears N. $18^{\circ} 54' 34''$ E.); thence along the arc of said curve 78.16 feet to a point on a 141.02 foot radius curve to the left (radius bears S. $62^{\circ} 36' 37''$ W.); thence along the arc of said curve 79.97 feet; thence N. $59^{\circ} 52' 49''$ W. 420.29 feet to a point on a 624.87 foot radius curve to the left (radius bears S. $30^{\circ} 07' 11''$ W.); thence along the arc of said curve 278.89 feet to a point on a 261.45 foot radius curve to the right (radius bears N. $4^{\circ} 32' 51''$ E.); thence along the arc of said curve 259.87 feet; thence N. $28^{\circ} 30' 13''$ W. 217.82 feet to the terminus of said right of way.

THIS EASEMENT IS FOR ROAD, UTILITY CONSTRUCTION AND MAINTENANCE.

600 653 PAGE 64



ASSOCIATED TITLE COMPANY

EXHIBIT "A"

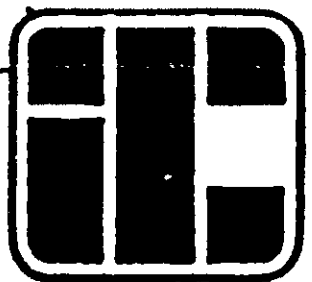
GARFF RANCHES RIGHT OF WAY "D"

A parcel of land lying 30 feet each side of the following alignment, and lying within Section 12 and 13, Township 2 South, Range 5 East, SUMMIT COUNTY, UTAH, more particularly described as follows:

Commence at a rebar marking the Southeast corner of Section 14 (Basis of bearings is North 89° 11' 29" East between said rebar and a 2" iron pipe marking the Southeast corner of Section 13); thence S 89° 38' 30" W, a distance of 283.85 feet; thence North, a distance of 2917.51 feet, to the POINT OF BEGINNING and terminus of right of way "B"; thence N 61° 29' 47" E, a distance of 34.22 feet; to the beginning of a curve, concave Northwesterly, having a radius of 200.00 feet and a central angle of 51° 10' 43", thence Northeasterly along the arc of said curve to the left, a distance of 178.65 feet, said arc subtended by a chord which bears N 35° 54' 25" E, a distance of 172.77 feet to the curve's end; thence N 10° 19' 04" E, a distance of 480.78 feet; to the beginning of a curve, concave Westerly, having a radius of 378.12 feet and a central angle of 11° 37' 27", thence Northerly along the arc of said curve to the left, a distance of 76.71 feet, said arc subtended by a chord which bears N 04° 30' 20" E, a distance of 76.58 feet; to a point of reverse curvature with a curve, concave Easterly, having a radius of 169.64 feet and a central angle of 22° 09' 52", thence Northerly along the arc of said curve to the right, a distance of 65.62 feet, said arc subtended by a chord which bears N 09° 46' 33" E, a distance of 65.22 feet to the curve's end; thence N 20° 51' 29" E, a distance of 176.08 feet; to the beginning of a curve, concave Westerly, having a radius of 319.57 feet and a central angle of 30° 04' 35", thence Northerly along the arc of said curve to the left, a distance of 167.75 feet, said arc subtended by a chord which bears N 05° 49' 11" E, a distance of 165.83 feet; to a point of reverse curvature with a curve, concave Easterly, having a radius of 135.00 feet and a central angle of 24° 48' 18", thence Northerly along the arc of said curve to the right, a distance of 58.45 feet, said arc subtended by a chord which bears N 03° 11' 03" E, a distance of 57.99 feet; to a point of reverse curvature with a curve, concave Westerly, having a radius of 437.91 feet and a central angle of 22° 55' 21", thence Northerly along the arc of said curve to the left, a distance of 175.19 feet, said arc subtended by a chord which bears N 04° 07' 31" E, a distance of 174.03 feet; to a point of reverse curvature with a curve, concave Easterly, having a radius of 200.00 feet and a central angle of 33° 30' 00", thence Northerly along the arc of said curve to the right, a distance of 116.94 feet, said arc subtended by a chord which bears N 09° 24' 51" E, a distance of 115.28 feet; to a point of reverse curvature with a curve, concave Westerly, having a radius of 200.00 feet and a central angle of 26° 00' 00", thence Northeasterly along the arc of said curve to the left, a distance of 90.76 feet, said arc subtended by a chord which bears N 13° 09' 51" E, a distance of 89.98 feet; to a point of reverse curvature

600- 653 PAGE 65

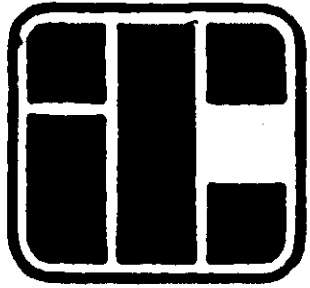
PARK MEADOWS PLAZA, 1500 KEARNS BLVD., SUITE A100 PARK CITY, UTAH 84060 (801) 649-7694/SLC Tel 532-6428



ASSOCIATED TITLE COMPANY

EXHIBIT "A"

with a curve, concave Easterly, having a radius of 304.03 feet and a central angle of $27^{\circ}42'54''$, thence Northerly along the arc of said curve to the right, a distance of 147.06 feet, said arc subtended by a chord which bears $N 14^{\circ}01'18'' E$, a distance of 145.63 feet to the curve's end; thence $N 27^{\circ}52'45'' E$, a distance of 198.50 feet; to the beginning of a curve, concave Westerly, having a radius of 900.00 feet and a central angle of $19^{\circ}29'45''$, thence Northeasterly along the arc of said curve to the left, a distance of 306.24 feet, said arc subtended by a chord which bears $N 18^{\circ}07'52'' E$, a distance of 304.76 feet to the curve's end; thence $N 08^{\circ}23'00'' E$, a distance of 150.43 feet; to the beginning of a curve, concave Westerly, having a radius of 1090.13 feet and a central angle of $18^{\circ}14'57''$, thence Northerly along the arc of said curve to the left, a distance of 347.21 feet, said arc subtended by a chord which bears $N 00^{\circ}44'29'' W$, a distance of 345.75 feet; to a point of reverse curvature with a curve, concave Easterly, having a radius of 484.98 feet and a central angle of $39^{\circ}42'05''$, thence Northerly along the arc of said curve to the right, a distance of 336.05 feet, said arc subtended by a chord which bears $N 09^{\circ}59'06'' E$, a distance of 329.37 feet to the curve's end; thence $N 29^{\circ}50'08'' E$, a distance of 349.16 feet; to the beginning of a curve, concave Southerly, having a radius of 250.00 feet and a central angle of $92^{\circ}10'11''$, thence Northeasterly along the arc of said curve to the right, a distance of 402.17 feet, said arc subtended by a chord which bears $N 75^{\circ}55'14'' E$, a distance of 360.18 feet to the curve's end; thence $S 57^{\circ}59'41'' E$, a distance of 90.53 feet; to the beginning of a curve, concave Northerly, having a radius of 235.00 feet and a central angle of $85^{\circ}08'16''$, thence Southeasterly along the arc of said curve to the left, a distance of 349.19 feet, said arc subtended by a chord which bears $N 79^{\circ}26'11'' E$, a distance of 317.94 feet to the curve's end; thence $N 36^{\circ}52'03'' E$, a distance of 277.39 feet; to the beginning of a curve, concave Southerly, having a radius of 200.00 feet and a central angle of $116^{\circ}51'49''$, thence Northeasterly along the arc of said curve to the right, a distance of 407.93 feet, said arc subtended by a chord which bears $S 84^{\circ}42'02'' E$, a distance of 340.81 feet to the curve's end; thence $S 26^{\circ}16'08'' E$, a distance of 162.59 feet; to the beginning of a curve, concave Northeasterly, having a radius of 197.09 feet and a central angle of $50^{\circ}00'00''$, thence Southeasterly along the arc of said curve to the left, a distance of 172.00 feet, said arc subtended by a chord which bears $S 51^{\circ}16'08'' E$, a distance of 166.59 feet; to a point of compound curvature with a curve, concave Northerly, having a radius of 1036.50 feet and a central angle of $13^{\circ}00'00''$, thence Easterly along the arc of said curve to the left, a distance of 235.17 feet, said arc subtended by a chord which bears $S 82^{\circ}46'08'' E$, a distance of 234.67 feet; to a point of compound curvature with a curve, concave Northerly, having a radius of 550.00 feet and a central angle of $24^{\circ}00'00''$, thence Easterly along the arc of said curve to the left, a distance of 230.38 feet, said arc subtended by a chord which bears $N 78^{\circ}43'52'' E$, a distance of 228.70 feet to the curve's end; thence $N 66^{\circ}43'52'' E$, a distance of 443.09 feet; to the beginning of a



ASSOCIATED TITLE COMPANY

EXHIBIT "A"

curve, concave Northwesterly, having a radius of 493.72 feet and a central angle of $15^{\circ}00'00''$, thence Northeasterly along the arc of said curve to the left, a distance of 129.26 feet, said arc subtended by a chord which bears $N 59^{\circ}13'52'' E$, a distance of 128.89 feet; to a point of reverse curvature with a curve, concave Southerly, having a radius of 397.70 feet and a central angle of $37^{\circ}30'00''$, thence Northeasterly along the arc of said curve to the right, a distance of 260.29 feet, said arc subtended by a chord which bears $N 70^{\circ}28'52'' E$, a distance of 255.67 feet; to a point of reverse curvature with a curve, concave Northwesterly, having a radius of 482.90 feet and a central angle of $48^{\circ}00'00''$, thence Easterly along the arc of said curve to the left, a distance of 404.55 feet, said arc subtended by a chord which bears $N 65^{\circ}13'52'' E$, a distance of 392.82 feet; to a point of compound curvature with a curve, concave Northwesterly, having a radius of 216.56 feet and a central angle of $28^{\circ}30'00''$, thence Northeasterly along the arc of said curve to the left, a distance of 107.72 feet, said arc subtended by a chord which bears $N 26^{\circ}58'52'' E$, a distance of 106.62 feet; to a point of reverse curvature with a curve, concave Southeasterly, having a radius of 125.86 feet and a central angle of $100^{\circ}00'00''$, thence Northerly along the arc of said curve to the right, a distance of 219.68 feet, said arc subtended by a chord which bears $N 62^{\circ}43'52'' E$, a distance of 192.84 feet to the curve's end, and the POINT OF TERMINUS. Said point also being the terminus of right of way "C".

THIS EASEMENT IS FOR ROAD, UTILITY CONSTRUCTION AND MAINTENANCE.

800-653-PAGE 67

PARK MEADOWS PLAZA, 1500 KEARNS BLVD., SUITE A100 PARK CITY, UTAH 84060 (801) 649-7694/SLC Tel. 532-6428

EXHIBIT A

LEGAL DESCRIPTION

RESERVING to the Grantor and prior owners all mineral, oil, and gas rights as reserved in various prior deeds of record.

RESERVING to the Grantor all rights to graze livestock or lease the property for livestock grazing purposes until grantee fences the property to keep out all livestock. The responsibility and cost for building and maintaining said fence shall be the Grantees and successors in interest.

RESERVING to the Grantor all hunting rights and the right to lease the property for hunting purposes until grantee fences and posts the property to keep out hunters. The responsibility and cost for building and maintaining said fence shall be the Grantees and successors in interest.

THE land described herein is, as of the date of this conveyance, assessed under the greenbelt act. Should any roll back tax be assessed for years prior to the date of this conveyance, said rollback taxes shall be paid by grantor.

RESERVING TO THE GRANTOR A 7.5 FOOT EASEMENT ALONG EACH SIDE OF ALL REAR AND SIDE PARCEL LINES FOR THE PURPOSE OF UTILITY CONSTRUCTION AND MAINTENANCE.