

Recorded at Request of Grantee: 1374 DuPont Ave. SLC UT 84116

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to _____ Address _____

4045984 WARRANTY DEED

RICHARD A. NIEMAN and JOY NIEMAN, as joint tenants grantor
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to _____

JEFF W. DIXON, JR. and SUELLEN K. DIXON, husband and wife
as joint tenants with full rights of survivorship and not
as tenants in common

of Salt Lake City, County of Salt Lake, State of Utah grantee
Ten and no/100 and other good and valuable considerations-----DOLLARS,
for the sum of

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

Beginning at a point which is South 89°56'16" West 734.13 feet from the center of
Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and
running thence South 89°56'16" West 454.84 feet, more or less, to the South Right
of Way line of the Union Pacific Railroad; thence running along said right of way
line, North 65°05' East 393.74 feet, more or less, to the South line of 300 South
Street; thence North 89°58'07" East along said South Street line, 78.16 feet;
thence South 9°23'41" East 119.98 feet; thence South 47.05 feet to the point of
Beginning.

SUBJECT to and together with a right of way over the following:
Beginning at a point on the West line of the Freeway known as Project No. 80-3,
South 89°56'16" West 155.0 feet, more or less, along the quarter section line,
from the Southeast corner of the Northwest quarter of Section 3, Township 1
South, Range 1 West, Salt Lake Base and Meridian; and running thence along said
quarter section line South 89°56'16" West 1090.94 feet; thence North 0°03'44"
West 25.0 feet; thence North 89°56'16" East 1039.887 feet, more or less, to the
West line of said Freeway project; thence along said Freeway Project, South
2°28'30" East 25.022 feet to the point of beginning.

Subject to current general taxes of record and enforceable in law or equity.

WITNESS, the hand of said grantor, this _____ day of
February, A. D. 1985.

Signed in the Presence of

[Signatures]

RICHARD A. NIEMAN

JOY NIEMAN

STATE OF UTAH,
County of Salt Lake } ss.

On the 1st day of February, A. D. 1985
personally appeared before me RICHARD A. NIEMAN and JOY NIEMAN

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

[Signature]

Notary Public.

My commission expires November 2, 1985 Residing in West Jordan, Utah

167608

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NO NOTARY SEAL
[Signature]

