

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE."

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to _____ Address _____

REBECCA GRAY

VAN LOT, BAGLEY

JUN 19 11 53 AM '85

SALT LAKE COUNTY, UTAH

4190177

Quit-Claim Deed

ESTATE OF RALPH A. SHEFFIELD, THE RALPH A. SHEFFIELD TRUST,
THE CORA N. SHEFFIELD TRUST and SHEFFIELD, LTD. , grantor,s
of Salt Lake City , County of Salt Lake State of Utah, hereby
QUIT-CLAIMS to FORT DOUGLAS HIDDEN VALLEY COUNTRY CLUB

of Salt Lake City, Utah

TEN DOLLARS AND NO/100-----
the following described tract of land in Salt Lake County,
State of Utah:

All property owned by or standing in the name
of FORT DOUGLAS CLUB, FORT DOUGLAS HIDDEN VALLEY
COUNTRY CLUB and HIDDEN VALLEY COUNTRY CLUB
including specifically any and all rights of way
or other encumbrances whether based upon written
or oral agreements. The said property more parti-
cularly described on Exhibit "A", attached, pages 1
through 3.

WITNESS the hand of said grantor , this 29th day of May, A.D., one thousand nine hundred and Eighty five (1985)

Signed in the presence of

Stephen N. Sheffield
STEPHEN N. SHEFFIELD, Personal Rep.
of the Estate of Ralph A. Sheffield,
Trustee of the Ralph A. Sheffield
Trust, the Cora N. Sheffield Trust
and Gen. Ptnr of Sheffield, Ltd.

STATE OF UTAH
COUNTY OF }

On the 5th day of June

STEPHEN N. SHEFFIELD

duly acknowledged to me that he executed the same.



1985 , personally appeared before me
the signer of the within instrument, who

Wanda Allen
Notary Public

My commission expires July 13, 1986.
*The above named is Trustee of The Ralph A. Sheffield Trust, The Cora N. Sheffield Trust,
My Commission Expires Gen. Ptnr. of Sheffield, Ltd. residing at:
and Personal Representative of the Estate of Ralph A. Sheffield.

50 S. Main Ste, UT 84144

BOOK 5664 PAGE 1910

EXHIBIT "A"

Page 1

Parcel No. 1

Beginning at a point which bears North 89°58'03" East 1757.44 feet and North 0°01'18" East 661.64 feet and North 89°58'03" East 965.74 feet from the Southeast corner of Lot 12, Block 8, Popperton Place a sub-division in Salt Lake City, Utah, and running thence North 0°01'57" West 200.00 feet; thence North 89°58'03" East 350.00 feet to the East line of the Northwest quarter of the Southeast quarter of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian; thence South 0°01'57" East 200.00 feet to the center of the Southeast Quarter of Said Section 33; thence South 89°58'03" West 350.00 feet to the point of beginning, being in a part of the Northwest Quarter of the Southeast Quarter of said Section 33.

Parcel No. 2

Beginning at a point which bears North 89°58'03" East 1757.44 feet and North 0°01'18" East 661.64 feet and North 89°58'03" East 965.74 feet and North 0°01'57" West 200.00 feet from the Southeast Corner of Lot 12, Block 8, Popperton Place, a subdivision in Salt Lake City, Utah, said point of beginning also being the Northwest corner of the above described FORT DOUGLAS CLUB property running thence North 0°01'57" West 170.00 feet; thence running parallel with the North line of said Fort Douglas Club property, North 89°58'03" East 350.00 feet to the east line of the Northwest Quarter of the Southeast Quarter of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian; thence South 0°01'57" East 170.00 feet to the Northeast corner of the FORT DOUGLAS CLUB property; thence running with the North line of said property, South 89°58'03" West 350.00 feet to the point of beginning.

Together with the following Right of Way for Fort Douglas Club: Beginning at U. S. Government Monument No. 11; Monument No. 11 is a 2-1/2 inch brass disc in a raised concrete cone 3,937.77 feet east and 1,335.31 feet North of the theoretical Northwest corner of Section No. 4; Township 1 South, Range 1 East, Salt Lake Base and Meridian); thence South 89°57'53" West 78.0 feet; thence South 0°02'07" East 30.0 feet; thence North 89°57'53" East 101.84 feet; thence South 38°31' East 160.18 feet, more or less, to the existing North curb line of the Medical Center parking lot road; thence North 51°29' East 180.0 feet; thence North 38°31' West 307.01 feet; thence South 89°57'53" West 73.41 feet; thence South 0°02'37" East 197.0 feet to the point of beginning.

BOOK 5664 PAGE 1911

EXHIBIT "A"
Page 2

Parcel No. 3

Beginning at the Northeast corner of Section 28, Township 3 South, Range 1 East Salt Lake Meridian, and running thence South 2640 feet to the East quarter corner of said Section 28, thence West 2640 feet to the center of said Section 28, thence continuing West 889 feet to a point 431 feet East from the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 28; thence North 13°40' East 353 feet; thence North 7°50' East 583 feet; thence North 9°40' East 404.6 feet to the South line of the Northeast quarter of the Northwest quarter of said Section 28; thence East 176 feet, more or less, to the East side of a public highway known as 16th East street; thence North 21°45' East 1330 feet, more or less, to the North line of said Section 28; thence East along the North line of said Section 28 to a point of beginning; excepting therefrom the following described tract of land; containing 15.44 acres deeded to Draper Irrigation Company as a reservoir site:

Beginning at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 28; thence South 10° West 278 feet; thence South 45° West 320 feet; thence South 27°30' West 457 feet; thence South 46°26' East 423.7 feet; thence North 52°15' East 358 feet; thence North 30° East 1143.15 feet; thence West 669.90 feet, to the point of beginning, but including and herein encumbering all right, title and interest THE FORT DOUGLAS CLUB may have in said excepted lands by virtue of that certain agreement dated April 4, 1958, between Draper Irrigation Company and THE FORT DOUGLAS CLUB and recorded August 9, 1958, in Book 1495, at Page 583 of the Salt Lake County Recorder.

Also the North Half (1/2) of the Northwest quarter of Section 27, Township 3 South, Range 1 East, Salt Lake Meridian.

Also, beginning at a point 17.85 chains West from the Southeast corner of Section 21, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence West 797.14 feet; thence North 893.4 feet; thence East 176.5 feet; thence North 18°8' East 288.5 feet; thence South 72°7' East 1261.7 feet; more or less, to West boundary line of the Draper Irrigation Company culvert right of way; thence South 42° West along said right of way to the place of beginning.

Together with a right of way 25 feet wide extending Easterly from highway known as 17th East Street along the South boundary of said Section 21, to the Southwest corner of said property above described as now located.

Subject to existing rights of way for railroads, highway, irrigation ditches, telephone and telegraph companies and all other conditions, reservations, easements and limitations of record.

BOOK 5664 PAGE 1912

EXHIBIT "A"

Page 3

Beginning at a point on an existing fence which is North $0^{\circ}33'10''$ West 950.4 feet and North $89^{\circ}50'17''$ East 674.91 feet from the South quarter corner of Section 21, T3S, R1E, Salt Lake Base and Meridian; and running thence North $89^{\circ}50'17''$ East 150.09 feet; thence North 278.4 feet, more or less, to an existing fence line; thence along said fence line South $75^{\circ}55'$ East 1507.31 feet, more or less, to the West right of way line of the Draper Irrigation Company right of way; thence along said West line South $42^{\circ}00'$ West 110.00 feet, more or less, to the deeded North line of THE FORT DOUGLAS CLUB property; thence North $72^{\circ}07'$ West 1261.70 feet; thence South $18^{\circ}08'$ West 288.50 feet; thence West 176.50 feet, more or less to a point on an existing fence line 57.0 feet South of beginning; thence North 57.0 feet to beginning.