

Recorded at Request of \_\_\_\_\_

at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_

Mail tax notice to \_\_\_\_\_ Address 2955 Millerama Ave

WUC 84119

**4158805**

# WARRANTY DEED

Gail M. Seaman, a woman, and Walter E. Jensen and Juanita Jensen,  
husband and wife grantor  
of Salt Lake City, \_\_\_\_\_, County of Salt Lake \_\_\_\_\_, State of Utah, hereby  
CONVEY and WARRANT to \_\_\_\_\_

Don J. Chinn and Joyce J. Chinn, his wife as joint tenants with  
full rights of survivorship and not as tenants in common. grantee  
of Salt Lake City, County of Salt Lake, State of Utah for the sum of  
TEN AND NO/100\*\*\*\*\*DOLLARS,  
and other good and valuable consideration  
the following described tract of land in \_\_\_\_\_ County,  
State of Utah:

See Exhibit "A" attached hereto and made a part hereof.

700  
RECORDED  
NOV 1 3 14 PM '85  
KATHY DAUM  
RECORDER  
SALT LAKE COUNTY,  
UTAH  
Fenna Koroldigos  
Dep.

WITNESS, the hand of said grantor, this \_\_\_\_\_ eighteenth day of  
March, A. D. 19 85

Signed in the Presence of

Gail M. Seaman  
Gail M. Seaman  
Walter E. Jensen  
Walter E. Jensen

STATE OF UTAH,  
County of Salt Lake

} ss. Juanita Jensen  
Juanita Jensen

On the \_\_\_\_\_ 18th day of \_\_\_\_\_ March, A. D. 19 85  
personally appeared before me \_\_\_\_\_ Gail M. Seaman, a woman and Walter E. Jensen and  
Juanita Jensen, his wife  
the signers of the within instrument, who duly acknowledged to me that they executed the  
same.

Don Magrane  
Notary Public.

My commission expires 7/8/86 Residing in Salt Lake County

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EXHIBIT "A"

Beginning at the Northeast corner of Lot 1, FAHNIAN RANCHETTES, a subdivision according to the official plat thereof, said point being on the West line of 2700 West Street and being North  $0^{\circ}06'29''$  East 1262.86 feet and North  $89^{\circ}53'31''$  West 33.0 feet from the South Quarter corner of Section 33, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South  $0^{\circ}06'29''$  West 8.0 feet along the West line of 2700 West Street; thence North  $89^{\circ}53'31''$  West 87.52 feet; thence along the Northerly line of Fahnian Ranchettes South  $69^{\circ}27'$  West 667.19 feet to the Northwest corner of Lot 6, Fahnian Ranchettes; thence North  $20^{\circ}33'$  West 35.5 feet; thence South  $69^{\circ}27'$  West 10.0 feet; thence North  $51^{\circ}22'$  West 161.71 feet to the East line of the Utah and Salt Lake Canal; thence along said East line of the Utah and Salt Lake Canal North  $60^{\circ}$  West 290.0 feet, more or less to a point North 42.94 feet and West 1134 feet, more or less from the point of beginning; thence East 1134.0 feet, more or less to the West line of 2700 West Street; thence South  $0^{\circ}06'29''$  West 42.94 feet to the point of beginning.

TOGETHER WITH a 25 foot right of way described as follows: Beginning at the Southwest corner of Lot 4, FAHNIAN RANCHETTES, a subdivision, according to the official plat thereof, and running thence South  $69^{\circ}27'$  West 11.45 feet to a point of curve; thence Westerly along the arc of a 25 foot radius curve to the right 17.40 feet; thence North  $20^{\circ}33'$  West 210.0 feet; thence North  $69^{\circ}27'$  East 25.0 feet; thence South  $20^{\circ}33'$  East 214.0 feet to the point of beginning.  
LESS AND EXCEPTING THEREFROM the Kennecott and D&RGW Railroad Right of Ways.