

WHEN RECORDED, MAIL TO:

GRANTEE
4751 PINTAIL COURT
SLE, UTAH 84117

Space Above for Recorder's Use

208

SECURITY TITLE
DEPARTMENT
SALT LAKE COUNTY
OFFICE
10010205

RECORDED
SALT LAKE COUNTY,
UTAH
DEC 16 4 33 PM '85

4177156

SPECIAL WARRANTY DEED

TPL-Utah, grantor of Salt Lake County, State of Utah CONVEYS and WARRANTS against all persons claiming by, through or under it only, to Thomas Plofchan, grantee of County of Salt Lake, State of Utah, for the sum of Ten Dollars, the tract of land in Salt Lake County, State of Utah, described in Exhibit A attached hereto and incorporated herein, subject to the encumbrances of record set forth in Exhibit B hereto, and subject to all legally enforceable adverse interest in the property conveyed, either appearing of record or not, which may be discovered by inspection of the property conveyed.

Grantor expressly excepts and reserves from this conveyance all minerals of every kind and nature in, on and under the property conveyed, and excepts and reserves all water rights, applications and easements thereunder.

WITNESS the hand of said grantor, this 19 day of November, 1985.

"TPL - UTAH"

By

Its

[Signature]
Vice President

SECURITY TITLE CO
FHK No. 231008

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STATE OF CALIFORNIA)
)ss.
COUNTY OF SAN FRANCISCO)

On the 19th day of November, 1985, personally appeared before me Ralph W. Benson, personally known to me to the Vice President of The Trust for Public Land, a California nonprofit public benefit corporation (dba TPL Utah), who duly acknowledged that the foregoing instrument was executed by said Corporation pursuant to a resolution of the Executive Committee of the Board of Directors.

My Commission Expires:
January 17, 1989

Eileen V. Meehan

NOTARY PUBLIC
Residing at: Berkeley, California



EXHIBIT A

A part of the NW $\frac{1}{4}$ of protracted Section 5, T3S, R3E, Salt Lake Meridian, Salt Lake County, Utah.

Beginning at point which is S. 21°03' W, 1,177.18 ft. from the N. $\frac{1}{4}$ -corner of said section, thence N 82° 02' E, 59.90 ft., thence S. 14°41' W, 90.13 ft., thence S. 74°18' W., 70.61 ft., thence N. 17°49' E., 102.93 ft. to the point of beginning.

Containing 0.13 acres, more or less.

EXHIBIT B

The foregoing conveyance is subject to the following encumbrances:

1. The rights of Wasatch Mines to all minerals, and the right to explore therefor, subject to the Secretary's Rules and Regulations, together with all water which may be developed while mining and the right of ingress and egress pursuant to that certain Deed dated January 22, 1940 and recorded October 31, 1940 at book 249, page 657 of the Records of Salt Lake County, State of Utah.
2. Any right-of-way legally enforceable by Wasatch Power Company.
3. Rights-of-way included as class D roads of the State of Utah.
4. Easements arising under water rights under the laws of the State of Utah.