

WHEN RECORDED, MAIL TO:

GRANTEE

3566 E. Millcreek Road  
SLC, UT 84109

850

4511136  
21 AUGUST 87 02:26 PM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
SURETY TITLE  
REC BY: JEDD BOGENSCHUTZ, DEPUTY

Space Above for Recorder's Use

4511136

# Warranty Deed

JAMES J. RUSSELL, grantor,  
of Salt Lake City, County of Salt Lake, State of Utah,  
hereby CONVEY and WARRANT to  
GROUPWEST DEVELOPMENT

, 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 considerations.

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

SEE EXHIBIT "A" ATTACHED HERETO, AND BY  
THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO Easements, Restrictions and Right of Ways currently of record  
and/or enforceable in law and equity, and general property taxes for the  
year 1987 and thereafter.

WITNESS the hand of said grantor, this 21st day of August, 1987.  
Signed in the presence of James J. Russell  
JAMES J. RUSSELL

STATE OF UTAH } ss.  
COUNTY OF Salt Lake

On the 21st day of August  
JAMES J. RUSSELL

who duly acknowledged to me that he executed the same.

Notary Public  
Residing at: SLC, Utah

My Commission Expires: 5/7/91

172787

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EXHIBIT "A"  
- Legal Description -

Parcel 023

BEGINNING at a point North 0°31'14" East along Section line 687.93 feet and South 89°28'46" East 40.00 feet and North 0°31'14" East along the East line of Wasatch Boulevard 346.13 feet and South 57°30' East 146.05 feet from the West Quarter Corner of Section 36, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 57°30' East 109.00 feet; thence South 50°30' East 72.00 feet; thence South 24°04' West 239.91 feet; thence North 62°54' West 23.23 feet; thence Northwesterly on a curve to the left (the radius point of which is South 27°06' West 225.00 feet) a distance of 70.29 feet; thence North 7°21'09" East 293.44 feet to the point of BEGINNING.

Subject and together with a roadway for the common use of several tracts of land described as follows: Beginning 1567.9 feet South and 551.6 feet East of the Northwest corner of Section 36, Township 1 South, Range 1 East, Salt Lake Meridian, thence South 31°54' West 112.1 feet; North 53°42' West 101.7 feet; South 30°22' West 54.2 feet; South 49° West 41.0 feet; South 41°22' West 42.4 feet; North 61°46' West 157.0 feet; South 88°52' West 108.2 feet to Frank Russell property; thence along line between Frank Russell property and James Russell property North 57½° West 246.5 feet; North 70°15' West 534.6 feet; North 1½° East 26.4 feet; North 80° West 165.0 feet to the Moses property; North 19.0 feet; South 80° East 178.0 feet; South 1½° West 26.4 feet; South 70°15' East 528.0 feet; South 57½° East 255.0 feet; North 88°52' East 97.5 feet; South 61°52' East 151.7 feet North; 45°47' East 67.2 feet; North 23°54' East 70.5 feet; South 54°38' East 112.8 feet; North 30°52' East 101.2 feet; South 42°16' East 19.0 feet to point of beginning.

TOGETHER WITH one (1) hour and twenty-eight and one-half (28-1/2) minutes of Water.