

RECORDED AT THE REQUEST OF _____
at _____ M. FEE PAID _____
by _____ Dep. Book _____ Page _____ Ref. _____
Mail Tax Notice to Matthew L. Miner Address 525 North 1370 West
Pleasant Grove, Utah 84062

WARRANTY DEED

FRED R. DALTON AND SALLY PEAY DALTON, husband and wife grantor
of Pleasant Grove, County of Utah, State of Utah, hereby
CONVEYS AND WARRANTS to

Matthew L. Miner and Melanie H. Miner, husband and wife, as joint tenants and
not as tenants in common with full rights of survivorship

of Pleasant Grove, Utah County, Utah grantee
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS for the sum of

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

SEE ATTACHED LEGAL

ENT 49705 BK 3468 PG 16
NINA B REID UTAH CO RECORDER BY MB
1994 JUN 14 4:11 PM FEE 15.00
RECORDED FOR GUARDIAN TITLE COMPANY OF U

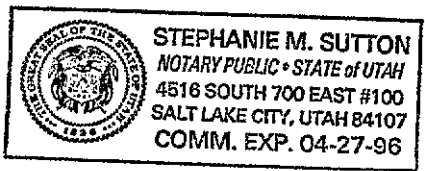
SUBJECT TO easements, covenants, restrictions, rights of way and
reservations appearing of record and taxes for the year 1994 and
thereafter.

WITNESS the hand of said grantor this 10TH day of
JUNE, A. D. 1994.

Signed in the Presence of)
_____) FRED R. DALTON
_____) SALLY PEAY DALTON
_____)
_____)
_____) STATE OF UTAH)
_____) COUNTY OF UTAH)

On the 10TH day of JUNE, A. D. 1994,
personally appeared before me FRED R. DALTON AND SALLY PEAY DALTON, husband
and wife
the signers of the within instrument, who duly acknowledged to me that they
executed the same.

Commission Expires: _____
Notary Public
Residing At: SALT LAKE CITY, UTAH



GT #3915P

PARCEL #1

Commencing at the West quarter corner of Section 22, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North $0^{\circ}10'12''$ West along the Section line 155.57 feet; thence North $89^{\circ}47'21''$ East 280.00 feet; thence South $0^{\circ}10'12''$ East 155.57 feet; thence South $89^{\circ}47'21''$ West along a fence line 280 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED RIGHT-OF-WAY:

Commencing at a point located North $0^{\circ}10'12''$ West along the Section line 155.92 feet and East 95.00 feet from the west quarter corner of Section 22, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North $0^{\circ}10'12''$ West 93.73 feet; thence along the arc of a 94.00 foot radius curve to the left 83.67 feet (chord bears North $25^{\circ}40'14''$ West 80.94 feet); thence North $51^{\circ}10'15''$ West 69.67 feet; thence North $52^{\circ}15'23''$ East along Grove Creek Estates Subdivision, Plat "A" 25.92 feet; thence along the arc of a 985.00 foot radius curve to the left along Grove Creek Estates Subdivision, Plat "A" 31.54 feet (chord bears North $51^{\circ}20'45''$ East 31.54 feet); thence South $51^{\circ}10'15''$ East partially along Grove Creek Estates Subdivision, Plat "A" 56.82 feet; thence along the arc of a 150.00 foot radius curve to the right 133.52 feet (chord bears South $25^{\circ}40'14''$ East 129.16 feet); thence South $0^{\circ}10'12''$ East 93.69 feet; thence South $89^{\circ}47'21''$ West 56.00 feet to the point of beginning.

ENT49705 BK 3468 PG 17

PARCEL #2

Commencing at a point located North $0^{\circ}10'12''$ West along the Section line 155.57 feet from the West quarter corner of Section 22, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North $0^{\circ}10'12''$ West along the section line 206.07 feet; thence North $52^{\circ}15'23''$ East along Grove Creek Estates Subdivision, Plat "A" 33.50 feet; thence along the arc of a 985.00 foot radius curve to the left along Grove Creek Estates Subdivision, Plat "A" 31.54 feet (chord bears North $51^{\circ}20'45''$ East 31.54 feet); thence South $51^{\circ}10'15''$ East partially along Grove Creek Estates Subdivision, Plat "A" 56.82 feet; thence along the arc of a 150.00 foot radius curve to the right 133.52 feet (chord bears South $25^{\circ}40'14''$ East 129.16 feet); thence South $54^{\circ}12'28''$ East 159.39 feet; thence South $26^{\circ}42'38''$ East 173.84 feet; thence South $89^{\circ}47'21''$ West along a fence line 77.67 feet; thence North $0^{\circ}10'12''$ West 155.57 feet; thence South $89^{\circ}47'21''$ West 280.00 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED RIGHT-OF-WAY:

Commencing at a point located North $0^{\circ}10'12''$ West along the Section line 155.92 feet and East 95.00 feet from the West quarter corner of Section 22, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North $0^{\circ}10'12''$ West 93.73 feet; thence along the arc of a 94.00 foot radius curve to the left 83.67 feet (chord bears North $25^{\circ}40'14''$ West 80.94 feet); thence North $51^{\circ}10'15''$ West 69.67 feet; thence North $52^{\circ}15'23''$ East along Grove Creek Estates Subdivision, Plat "A" 25.92 feet; thence along the arc of a 985 foot radius curve to the left along Grove Creek Estates Subdivision, Plat "A" 31.54 feet (chord bears North $51^{\circ}20'45''$ East 31.54 feet); thence South $51^{\circ}10'15''$ East partially along Grove Creek Estates Subdivision, Plat "A" 56.82 feet; thence along the arc of a 150.00 foot radius curve to the right 133.52 feet (chord bears South $25^{\circ}40'14''$ East 129.16 feet); thence South $0^{\circ}10'12''$ East 93.69 feet; thence South $89^{\circ}47'21''$ West 56.00 feet to the point of beginning, Situate in Utah County, State of Utah.