

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

Recorded at Request of David L. Gillette, Esq., Van Cott, Bagley, Cornwall & McCarthy  
50 South Main Street, Suite 1600, Salt Lake City, Utah 84144

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

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

Mail tax notice to Jules S. Dreyfous Address 5950 South 2300 East  
Salt Lake City, Utah 84121

### Quit-Claim Deed

HAPPINESS FARMS, a Utah limited partnership, grantor,  
of \_\_\_\_\_, County of Salt Lake, State of Utah, hereby  
QUIT-CLAIMS to JULES S. DREYFOUS, as to an undivided 1/2 interest, and  
MARGARET C. DREYFOUS, as to an undivided 1/2 interest, each as  
tenants in common, grantee,  
of Salt Lake County, Utah

Ten- and other good and valuable consideration, ----- DOLLARS,  
the following described tract of land in Salt Lake County,  
State of Utah: -----

See Exhibit "A".

950

5027353  
13 FEBRUARY 91 04:37 PM  
KATIE L. DJON  
RECORDER, SALT LAKE COUNTY, UTAH  
JULES S DREYFOUS  
5950 S 2300 E SLC UT 84121  
REC BY: KARMA BLANCHARD, DEPUTY

WITNESS the hand of said grantor, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., one thousand nine hundred and ninety.

Signed in the presence of  
Warren D. Deane  
[Signature]

HAPPINESS FARMS, a Utah limited partnership  
Jules S. Dreyfous  
Jules S. Dreyfous, General Partner  
Margaret C. Dreyfous  
Margaret C. Dreyfous, General Partner

STATE OF UTAH } ss.  
COUNTY OF SALT LAKE }  
On the 13th day of February, 1991

, 1991, personally appeared before me

JULES S. DREYFOUS and MARGARET C. DREYFOUS, the signers of the within instrument, who  
I, Courtlyn McCaulley, Notary Public, duly acknowledged to sign the same.  
Salt Lake City, Utah 84101  
My Commission Expires December 1, 1993  
State of Utah

My Commission Expires: 12-1-93 Residing at: Salt Lake City, Utah  
APPROVED FORM - UTAH SECURITIES COMMISSION

5027353

BK6290PG2100

EXHIBIT "A"

TO WARRANTY DEED

JULES S. DREYFOUS AND MARGARET C. DREYFOUS

Real property located in Salt Lake County, State of Utah,  
described as follows:

BEGINNING at a point 283.00 feet North 89°51'10" West from the Center of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°51'10" West 290.57 feet; thence southeasterly along a 115 foot radius curve to the left 78.28 feet (chord bears South 19°21'10" East 76.78 feet); thence South 38°51'10" East, 167.39 feet; thence southeasterly along a 115 foot radius curve to the left 102.50 feet (chord bears South 64°23'14" East 99.14 feet); thence South 89°55'48" East 70.39 feet; thence North 00°04'42" East 245.00 feet to the point of beginning.

Containing 1.2335 Acres.

TOGETHER with a Right of Way Easement across the easterly 50 feet of Lot 20, COTTONWOOD GLADE SUBDIVISION, being in the southeast 1/4 of the NW 1/4 of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian.

SUBJECT to a 25 foot right of way, utility and drainage easement along the southerly and westerly sides of said property, a utility and drainage easement along the northerly 10 feet and a utility and drainage easement across the easterly 7.5 feet of said property.

Lot 20 COTTONWOOD GLADE, County of Salt Lake, State of Utah, according to the plat thereof recorded in the office of the County Recorder of said County.

9862G

BK 6290 PG 2101