

The West Fifteen (15) feet of Lot Forty-three (43), and the East Fifteen (15) feet of Lot Forty-two (42), Block Ten (10), Perkin's First Addition to Grand View.
All subject to taxes for the year 1925.

WITNESS the hands of the said Grantors this 7th day of November, A. D. 1925.

State of Utah }
COUNTY OF WASATCH } ss.

Geo W Cox
Annie Cox

On this 7th day of November, A. D. 1925, personally appeared before me George W. Cox and Annie Cox, his wife, the signers of the foregoing instrument, who each duly acknowledged to me that they executed the same.

My commission expires
Nov. 20th, 1926.

Edwin D. Hatch,
Notary Public
Heber-State of Utah.
Commission Expires
Nov. 20, 1926.

Edwin D. Hatch
Notary Public,
Residence: Heber City, Utah.

Recorded at request of Gus. H. Backman, Nov. 10, 1925, at 3:29 P. M. in Bk. 12-H of Deeds, Pages 626-29.
(Signed) Lillian Cutler, Recorder Salt Lake County, Utah, by Zina W. Cummings, Deputy. 8-19-73-17.

545902

WARRANTY DEED

D. C. Jensen and Mary C. Jensen, his wife grantors of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY AND WARRANT TO J. E. Bramwell and Ida M. Bramwell, husband and wife grantees of the same place for the sum of Ten (\$10.00) DOLLARS, the following described tract of land in Salt Lake County, State of Utah:

Commencing 471.9 feet East of the Southwest corner of Lot 18, Block 1, Five Acre Plat "A", Big Field Survey, and running thence North 262.35 feet, more or less, to the South line of Ramona Avenue; thence East 39.6 feet, more or less, to the West line of the Salt Lake and Jordan Canal, thence South 13° 55' 51" East 288.33 feet, more or less, to the South line of said Lot 18, thence West 105.6 feet, more or less, to the point of beginning.

Subject to all taxes.

Subject to a mortgage of \$2500.00 in favor of Ashton-Jenkins Company and interest on same from October 10, 1925.

WITNESS the hands of said grantors this twenty-sixth day of October A. D. nineteen hundred and twenty-five.

SIGNED IN THE PRESENCE OF
C W Gibbs

D C Jensen
Mary C. Jensen

State of Utah,
County of SALT LAKE } ss.

On the 26th day of October A. D. nineteen hundred and twenty-five personally appeared before me D. C. Jensen and Mary C. Jensen, his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same.

My commission expires
Nov 4, 1927.

Charles W. Gibbs
Notary Public
Salt Lake City, State of Utah
Commission Expires
Nov. 4, 1927

Charles W Gibbs
Notary Public,
Residing at Salt Lake City, Utah.

Recorded at request of J. E. Bramwell, Nov. 10, 1925, at 3:50 P. M. in Bk. 12-H of Deeds, Page 629.
(Signed) Lillian Cutler, Recorder Salt Lake County, Utah, by Zina W. Cummings, Deputy. 8-27-5-18.

545903

WARRANTY DEED.

UTAH COUNTRY CLUB, a Utah Corporation, grantor, hereby conveys and warrants to Eugenia M. Stokes of Salt Lake County, State of Utah, grantees, for the sum of \$500.00 the following described tract of land in Salt Lake County, State of Utah, to-wit:

The Southwest Quarter of the Northwest Quarter of Section 12; the Southeast Quarter of the Northeast Quarter of Section 11; and the East 5 Rods of the Southwest Quarter of the Northeast Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Meridian, together with all water rights thereto appertaining subject to the conditions hereinafter stipulated; also 160 shares of water in the Crystal Lake Water Company; also

Commencing 96 Rods East from the Southwest corner of the Northwest Quarter of Section 12 aforesaid, and running thence East 16 Rods; thence South 80 Rods; thence West 16 Rods; thence North 80 Rods to the place of beginning; all of said property being in Township 4 South, Range 1 West, Salt Lake Meridian together with all water rights thereto appertaining and also all buildings, ~~also~~

~~Commencing at Northwest corner of Northeast Quarter of Southeast Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Meridian, thence East to the West line of the Denver and Rio Grande Railroad Company's Right-of-Way; thence South 20 Degrees 20' West along the said right-of-way to a point where said Right-of-Way intersects the West line of the Southwest Quarter of the Northeast Quarter of said Section 8; thence North along said quarter section line to place of beginning, being part of said Northeast Quarter of Southeast Quarter and the Northeast Quarter of the Northeast Quarter of said Section 8 and lying West of the said Denver and Rio Grande Railroad Company's Right-of-Way.~~

It being the full purpose of this instrument to convey to the said grantees the water right in the fresh water spring situated on the small tract of land which is 16 Rods by 80 Rods as above described, which water right consists of a one-half interest in the normal flow of the said spring together with the right to all of the increase which may be developed thereon; and also to convey to the said grantees in fee simple all of the water arising from springs situated East of a line running North and South thru the 82 1/2 acres of land hereinabove described which line is about 900 feet West of the East Boundary line of the said tract; and as to the water arising from the large lake or spring situated East of the North and South line above described, it is the intent and purpose of this instrument to convey to the grantees the exclusive, full, perpetual, unrestricted, continuous, uninterrupted and peaceful use of all of the said water arising from the said spring or lake and all waters that do now or may hereafter flow into the same, for the following purposes: Boating, bathing, shower-baths, heating, skating, natural but not artificial or mechanical ice-making, fish culture, and general resort and sanitarium purposes excepting only the use for irrigation and sprinkling; the said water to be used however exclusively on that portion of the said 82 1/2 acre tract of land hereinabove described, which lies West of the North and South line designated hereinabove and not elsewhere. All of the said water arising from the said large spring or large lake situated West of the said line and described, including the water now developed and that which hereafter may be developed and water draining into the said lake from other springs, are all hereby

See Affidavit Nov. 23, 1925 in Bk. 12-H of Deeds, Page 627-628

reserved by grantor for irrigation purposes, subject to the uses of grantee as designated. And grantor also reserves a flow of water from the said large lake such as can be carried thru a two inch pipe leading from the said lake together with a right of way over the land herein conveyed, to lay and maintain a pipe line for the said purpose of conveying the said water from the lake thru the said two inch pipe, after serving the specific purposes herein enumerated, the water naturally arising from the said large lake, after serving the purposes specified, shall be delivered to the grantor by gravitation or other manner at a point on the North Boundary line of said 82 1/2 acre tract herein conveyed, and situated as nearly as may be, directly North of the west end of the said large lake or spring designated; this point may be changed if need be by the grantee from time to time to serve the purpose and requirements of the use of said water for bathing, skating, boating, fishing, and the other purposes enumerated, ~~but whatever changes are made shall be accomplished with due regard to grantee's use of said water, and the filling and emptying of pools shall be accomplished depriving grantor of the use of said water to a point of damage or injury. All other water reserved by grantor shall flow by gravity to the land to the North adjoining the land hereby conveyed.~~

It is further agreed that the overflow water from the said lake is to be used by the grantor on the land lying to the North of the said 82 1/2 acre tract for irrigation, culinary and domestic purposes only, and it is agreed that the said grantee in the use of said water, for the said purposes of the resort and sanitarium will cooperate with the grantor in delivering the said water from the said resort ground at such point or points as will deliver the said water to the said ground on the North to the best advantage for irrigation, with due regard for the resort and sanitarium purposes to which the grantee shall or may utilize the same. Grantor agrees not to use any of the said overflow water from said lake for resort or sanitarium purposes, nor will the grantee divert or cause to be diverted by drilling or digging wells or in any other way, or cause to be diminished thru drilling or otherwise, the normal flow of the water from arising from springs in said lake, now aggregating approximately 2 1/2 second feet, and if thru drilling or by any other means, the normal natural flow of water from said springs in said lake should be diminished by the grantee or her heirs, agents or successors or assigns, the grantee agrees to deliver to the grantor all water developed thru digging or drilling wells after said developed water has served the specific purposes designated herein of the grantee, and this deed is given and received subject to the specific terms and conditions herein stipulated.

Grantor hereby also reserves the right to make whatever irrigation ditches across the 82 1/2 acre tract of land hereby conveyed as may be necessary to carry water from the East Jordan Canal Company or from the said large lake, for irrigating the land lying North of the land hereby conveyed.

In consideration of this grant and the mutual covenants, terms and conditions, herein contained, the grantor covenants with the grantee that it will do no drilling or digging of wells whatsoever on the property which it now owns and which lies to the North of and adjoins the tract herein conveyed, in such a manner as to diminish the flow of water from any one of the springs or the large lake situated on the land hereby conveyed to the grantee, and that at all times it will hold the said grantee harmless from diminishing the water now rising from said springs by reason of any drilling or other acts done by the grantor or its successors or assigns on its property situated on the North and contiguous to the land hereby conveyed; and should the grantor drill, dig or sink a well of any description or for any purpose, or thru or by any other means, and it is found that such well or other act diminishes the normal flow of water from any one or more of the springs or said lake situated on the land hereby conveyed, the grantor agrees to close up said well that the normal flow of the water in the spring or springs and lake found to be so diminished shall be restored.

The covenants herein contained are made on behalf of and is binding upon both the grantor and the grantee, their representatives, successors and assigns.

This deed is given subject to the balance of the purchase price due Joy W. Danyon and others under contract with the grantor, and also subject to two perpetual rights of way two (2) Rods wide running North and South across and over the extreme West end and also across the extreme East end of the 82 1/2 acre tract hereby conveyed.

IN WITNESS WHEREOF the Utah Country Club has caused this instrument to be signed in its corporate name and its official seal affixed by its President and Secretary, this 14th day of March, A. D. 1923.

Utah Country Club,
Salt Lake City, Utah.
Incorporated 1913
Seal

UTAH COUNTRY CLUB,
By Jeremiah Stokes
President
By Chas. E. Hayes
Secretary.

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

On this the 14th day of March A. D. 1923, personally appeared before me Jeremiah Stokes and Chas. E. Hayes who being by me first duly sworn, deposes and says that he is the President and Secretary respectively of the Utah Country Club and that he signed the foregoing instrument in behalf of the said Company by authority of a resolution of its Board of Directors duly and regularly passed; and the said Jeremiah Stokes and Chas. E. Hayes acknowledged to me that the said corporation executed the same.

L. Loraine Bagley,
Notary Public
Salt Lake City-State of Utah.
Commission Expires
Oct. 28, 1925.

L Loraine Bagley
Notary Public, residing at
Salt Lake City, Utah.

Recorded at request of L. W. Robbins, Nov. 10, 1925, at 4:10 P. M. in Bk. 12-H of Deeds, Pages 629-30. (Signed) Lillian Cutler, Recorder Salt Lake County, Utah, by Zina W. Cummings, Deputy. D-15-212-10, D-15-214-1.

646804

WARRANTY DEED

UTAH COUNTRY CLUB, a Utah Corporation, grantor, hereby conveys and warrants to Wasatch Development Company, a Utah Corporation, grantee, for the sum of \$500.00 and other good and sufficient consideration, the following described tracts of land in Salt Lake County, State of Utah, to-wit:

The West Half of the Southwest Quarter of Section 1; the Northwest Quarter of the Northwest Quarter of Section 12; the Northeast Quarter of the Northeast Quarter of Section 11 and the East 5 Rods of the Northwest Quarter of the Northeast Quarter of said Section 11, Township 4 South, Range 1 West, Salt Lake Meridian; and the East Half of the Southeast Quarter of Section 2, also in the same township and range.

Subject to the right of way for the Denver and Rio Grande R. R. and for the Salt Lake City Canal and subject also to a right of way for a waste or surplus water ditch now in use over the same on the West side thereof. There is also hereby conveyed 820 shares of stock in the Crystal Lakes Water Company.

It being the full purpose of this instrument to convey to the said grantee all the rights, privileges, benefits, uses, enjoyments and appurtenances belonging to the said land, to the same full extent and without any reservation whatsoever, which the grantor now has or might have under and by virtue of the deed of conveyance to it from its grantors, but specifically subject to all the covenants, terms and conditions in a deed of even date herof from this grantor to Eugenia W. Stokes, whereby an 82 1/2 acre tract of land adjoining the land in this deed described on the South and also an 8 acre tract are therein described and conveyed to her, and this deed is given and accepted subject to said terms, conditions and covenants all

577 336 in 1925 5/29/25 402-56
 L. Loraine Bagley