

Mail Tax Notice To:

Grantee
7230 West 7500 North
American Fork, Utah 84003

ENT 58741 BK 3230 PG 409
NINA B REID UTAH CO RECORDER BY MB
1993 AUG 27 4:16 PM FEE 14.00
RECORDED FOR ATTORNEYS TITLE

AT: 92-119

WARRANTY DEED

JAMES D. BARRATT and LUETTA B. BARRATT, husband and wife, as joint tenants,
GRANTOR

of American Fork, County of Utah, State of Utah, hereby Conveys and Warrants to

RONALD B. SAGER and MINDY B. SAGER, husband and wife, as joint tenants,
GRANTEE

for the sum of Ten and no/100 (\$10.00)-----
and other good and valuable consideration DOLLARS

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

See attached Exhibit "A"

TAX SERIAL NO. 13:072:0002

WITNESS the hand of said Grantor, this 25th ^{August} day of ~~July~~, 1993.

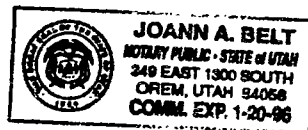
Signed in the presence of

John A. Belt

James D. Barratt
JAMES D. BARRATT
GRANTOR
Luetta G. Barratt
LUETTA G. BARRATT
GRANTOR

STATE OF UTAH)
):ss.
COUNTY OF UTAH)

On the 25th ^{August} day of ~~July~~, 1993, personally appeared before me JAMES D. BARRATT and LUETTA G. BARRATT, the signers of the within instrument, who duly acknowledged to me that they executed the same.



John A. Belt
Notary Public
Residing at: Orem, UT
My Commission Expires: 1/20/96

EXHIBIT A

Beginning at a point on the Grantor's property line, said point located 264.56 feet South and 333.17 feet West from the Northeast corner of Section 28, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North $1^{\circ}00'41''$ East, 1070.07 feet; thence North $89^{\circ}47'57''$ East 142.75 feet; thence South $0^{\circ}03'39''$ East 462.36 feet; thence South $88^{\circ}55'44''$ East 207.38 feet; thence South $1^{\circ}22'07''$ West 610.73 feet; thence North $88^{\circ}58'08''$ West 354.94 feet to the point of beginning.

Subject to a right-of-way reserved to Dr. Kent G. Buckwalter described as follows: Beginning at a point of the Grantor's North property line, said point is located 805.34 feet North and 314.29 feet West from the Northeast corner of Section 28, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North $89^{\circ}47'57''$ East 16.00 feet; thence South $1^{\circ}00'41''$ West 439.66 feet; thence South $88^{\circ}55'44''$ East 134.99 feet; thence South $0^{\circ}03'39''$ East 20.00 feet; thence North $88^{\circ}55'44''$ West 151.37 feet; thence North $1^{\circ}00'41''$ East 459.10 feet to the point of beginning.

Together with all water rights, easements and rights-of-way appurtenant and belonging thereto. Together with a right-of-way for a pipeline to convey culinary water from an artesian well for the home & stock watering purposes, and a right-of-way for ditches to convey irrigation water from Spring Creek across said property as said pipelines and ditches now exist, and on 5 feet on either side thereof, including the right to repair and replace said pipeline, ditches, and well, over the following described property which is specifically excluded from the above described parcels:

Commencing North $0^{\circ}02'53''$ East 830.0 feet along the section line from the Southeast corner of Section 21, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 77.0 feet; thence North 123.3 feet to a fence; thence Northwesterly 77.0 feet to the Section line; thence Northwesterly 311.0 feet to the Northwest corner of the property; thence South $1^{\circ}00'$ West 151.7 feet to the section line and place of beginning.