

Founders Title Company S7754

MAIL TAX NOTICE TO

BANK OF NEW YORK  
601 WEST 1st AVE.  
SPOKANE, WA, 97201

## QUIT-CLAIM DEED

GORDON WARNER

Grantors

of SALT LAKE CITY, County of SALT LAKE, State of Utah, hereby QUIT-CLAIM to

THE BANK OF NEW YORK AS TRUSTEE

Grantees of SPOKANE, WA, 97201

for the sum of TEN DOLLARS and other good and valuable consideration the following tract of land in Summit County, State of UTAH:

See Exhibit A attached hereto and made a part hereof.

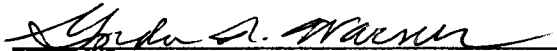
All rights, interest & responsibilities as granted in that certain Grant of Right of way. Recorded March 4, 1994, as Entry No. 399230, in Book 790, at Page 227, of official records of Summit County, Utah.

It being the intention of the Grantor that said easement described herein as exhibit B, become a permanent appurtenance to that certain property described herein as exhibit A.

00589977 Bk01373 Pg00973-00976

ALAN SPRIGGS, SUMMIT CO RECORDER  
2001 MAY 29 15:32 PM FEE \$19.00 BY GGB  
REQUEST: FOUNDERS TITLE CO

WITNESS, the hand of said grantors, this 25<sup>TH</sup> day of MAY, A.D., 2001.

  
GORDON WARNER

STATE OF UTAH

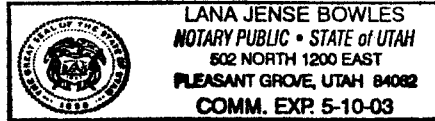
)ss.

COUNTY OF

On the 25<sup>th</sup> day of May, , personally appeared before me Gordon Warner, the  
signers of the within instrument, who duly acknowledged to me that they executed the same.

Lana Jense Bowles  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ My residence is: \_\_\_\_\_



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## Exhibit A

## PARCEL 1

Lot 100, More Particularly Described As Follows:

Beginning at a point that is the East 1/4 corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base and Meridian; said point of beginning being South 0 degrees 6'48" East along the East line of said Section 30. 2659.751 feet from the Northeast corner of said Section 30. (said Northeast corner bearing North 89 degrees 23'18" East from the Northwest corner and being the basis for this description); thence South 89 degrees 25'48" West along the North line of the Southeast Quarter of said Section 30, 1510 feet; thence South 3 degrees 33'51" East 972.894 feet; thence South 37 degrees East 1121.874 feet; thence North 69 degrees 19'15" East 993.871 feet; thence South 82 degrees 52'30" East 282.179 feet; thence North 15 degrees 32'34" West 1623.476 feet to the point of beginning.

SS-80-1

## PARCEL 2

Together with a 50 foot Right-of-Way designed as Right-of-Way "Q".

A 50 foot Right-of-Way 25 feet on each side of its center line, described as follows:

Beginning at a point North 89 degrees 38'12" East along the Section line 2770.525 feet and due South 1874.418 feet from the Southwest corner of Section 20, Township 1 South, Range 5 East, Salt Lake Base and Meridian, which corner is North 89 degrees 23' 18" East (used as the basis of bearing for this description) from the Northwest corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base and Meridian; thence South 54 degrees 30'24" West 110.193 feet; thence South 34 degrees 29'31" West 871.768 feet; thence South 19 degrees 39'14" West 668.973 feet; thence South 31 degrees 51'44" West 1695.472 feet; thence South 63 degrees 52'8" West 223.098 feet; thence South 71 degrees 50'50" West 320.975 feet; thence North 12 degrees 14'32" West 542.333 feet; thence North 82 degrees 52'30" West 282.179 feet; thence North 69 degrees 19'15" West 1092.241 feet; thence South 55 degrees 16'16" West 1070.747 feet; thence North 79 degrees 52'31" West 284.429 feet; thence North 36 degrees 59'20" West 482.001 feet; thence North 29 degrees 25'39" West 447.772 feet; thence North 45 degrees 21'21" West 569.232 feet; thence North 31 degrees 57' West 548.019 feet; thence North 36 degrees West 750.495 feet to a point on the Southerly Right-of-Way line of State Highway 196, said point being due East 1614.513 feet and due North 2479.659 feet from the Southwest corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base and Meridian.

Also Together with a 50 foot Right-of-Way described as follows:

Beginning at a point that is on the South line of the Northeast Quarter of Section 30, Township 1 South, Range 5 East, Salt Lake Base and Meridian; said point of beginning being South 0 degrees 6'48" East along the East line of said Northeast Quarter 2659.75 feet and South 89 degrees 25'46" West along said South line 1510 feet from the Northeast corner of said Section 30, (not surveyed) (said Northeast corner bearing North 89 degrees 23'18" East from the Northwest corner and being the basis of bearing for this description); thence South 3 degrees 33'51" East 50.10 feet; thence South 89 degrees 25'48" West 1116.21 feet; thence South 53 degrees 0'00" West 937.46 feet; thence North 36 degrees 0'0" West 50.01 feet; thence North 53 degrees 0'0" East 953.09 feet; thence North 89 degrees 25'48" East 1130.001 Feet to the point of Beginning.

The following is shown for informational purposes only: Tax Parcel No. SS-80-1.

00589977 Bk01373 Pg00975

## RECORDER'S NOTE

LEGIBILITY OF WRITING, TYPING OR  
PRINTING UNSATISFACTORY IN THIS  
DOCUMENT WHEN RECEIVED.

## Exhibit B

**ACCESS ROAD AND UTILITY EASEMENT FOR SUMMIT COUNTY LOT 100 BOOK M184, PAGE 241:**

An access road and utility easement for Lot 100, as recorded in the Summit County Recorder Office, Book M184, Page 241, located in the East half of Section 30, Township 1 South, Range 5 East, Salt Lake Meridian, which is 50 feet wide, lying 25 feet on each side of the following described center line: Beginning at a Point that is South 89°25'48" West 754.89 feet from the Northeast corner of said Lot 100 as recorded in the Summit County Recorders Office; thence North 00°34'12" West 132.17 feet to the beginning of a curve concave to the Southwest having a radius of 90.00 feet with a chord bearing North 50°33'05" West; thence along said curve 157.02 feet through a central angle of 99°57'47"; thence South 79°28'01" West 78.22 feet to the beginning of a curve concave to the Northeast having a radius of 90.00 feet with a chord bearing North 47°36'07" West; thence along said curve 166.29 feet through a central angle of 105°51'44"; thence North 05°19'45" East 311.82 feet to the beginning of a curve concave to the East having a radius of 300.00 feet with a chord bearing North 21°31'15" East; thence along said curve 169.91 feet through a central angle of 32°26'59"; thence North 37°46'44" East 162.42 feet to the bearing North 12°00'11" East; thence along said curve 134.96 feet through a beginning of a curve concave to the West having a radius of 150.00 feet with a chord central angle of 51°33'05"; thence North 13°46'21" West 672.40 feet to the beginning of a curve concave to the Southwest having a radius of 100 feet with a chord bearing North 22°47'11" West; thence along said curve 31.46 feet through a central angle of 18°01'40"; thence North 31°48'01" West 37.00 feet to the Southerly Right-of-Way line of State Road 196 (Browns Canyon Highway). Contains 102,683 square feet or 2.36 acres more or less. Basis of Bearing is the Northern boundary line of said Park East Lot 100 which has a bearing of South 89°25'48" West.

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