

5980319

WHEN RECORDED, MAIL TO:

Richard H. Johnson, II  
Van Cott, Bagley, Cornwall & McCarthy  
50 South Main Street, Suite 1600  
Salt Lake City, Utah 84144

5980319  
12/07/94 08:36 AM 23.00  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
VAN COTT, BAGLEY, CORMWALL &  
MCCARTHY PO BOX 45340  
SLC, UT 84145  
REC BY: B GRAY DEPUTY - WI

WARRANTY DEED

LOHREE A. NIELSEN, JUDY JANEL N. SNYDER, JEAN DENEL N. RICHARDSON and JANICE CALLEEN N. PEARSON, c/o 2170 South 2000 East, Salt Lake City, Utah 84106, Grantors, hereby CONVEY AND WARRANT to LAN ASSOCIATES, LTD., a Utah limited partnership, c/o 2170 South 2000 East, Salt Lake City, Utah 84106, Grantee, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described real property in Salt Lake County, State of Utah:

All of Lots 58, 60, 61 and 62, Block 1, The Groves, a subdivision in Emigration Canyon, according to the official plat thereof on file in the office of the Salt Lake County Recorder.

All of Lot 2 and Lot 3, Block 4, The Groves, a subdivision in Emigration Canyon, according to the official plat thereof on file in the office of the Salt Lake County Recorder.

Together with a portion of Lot 23, Block 17, The Groves, a subdivision in Emigration Canyon, according to the official plat thereof on file in the office of the Salt Lake County Recorder, for automobile parking purposes only, said portion being particularly described as follows:

Commencing at the most Northerly corner of said Lot 23, Block 17, The Groves, and running thence South 43° 36' East 10 feet; thence Southwesterly along a line parallel with the Northerly line of said Lot 23, a distance of 20 feet; thence Northwesterly along a line parallel with the Easterly line of said Lot 23, North 43° 36' West 10 feet; to the Northerly line of said Lot 23; thence along the Northerly line of said Lot 23 a distance of 20 feet to the point of beginning.

Together with all improvements, appurtenances and water rights belong thereto or used in connection therewith, including WUC 57-8484.

BK7066PC2766

This conveyance is made subject to 1994 real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

WITNESS the hands of said Grantors as of the 28 day of ~~October~~, November, 1994.

*November*

Lohree A. Nielsen  
Lohree A. Nielsen

Judy Janell N. Snyder  
Judy Janell N. Snyder

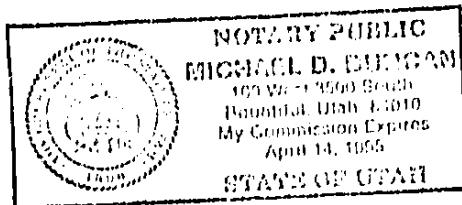
Jean Denel N. Richardson  
Jean Denel N. Richardson

Janice Calleen N. Pearson  
Janice Calleen N. Pearson

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

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of November, 1994, by LOHREE A. NIELSEN.

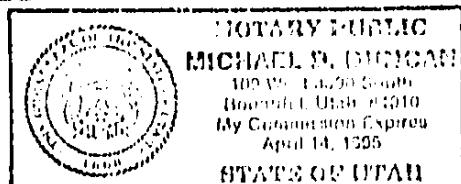
Michael D. Duncan  
NOTARY PUBLIC



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

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of November, 1994, by JUDY JANELL N. SNYDER.

Michael D. Duncan  
NOTARY PUBLIC

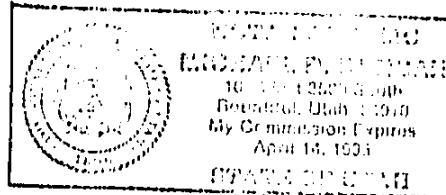


STATE OF UTAH )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me  
this 28<sup>th</sup> day of November, 1994, by JEAN DENEE N. RICHARDSON.

*Michael W. Wren*

NOTARY PUBLIC



STATE OF UTAH )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me  
this 28<sup>th</sup> day of November, 1994, by JANICE CALLEEN N. PEARSON.

*Michael W. Wren*

NOTARY PUBLIC

