

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

Recorded at Request of Hollis S. Hunt, 243 E. 400 So., Suite 200, SLC, UT 84111

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

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

Mail tax notice to V.L. Richins Address 12741 So. Costanza Way, Draper, UT 84020

### Quit-Claim Deed

VERN LELAND RICHINS and LINDA A. RICHINS as joint tenants with full rights of survivorship of Draper, County of Salt Lake, State of Utah, hereby QUIT-CLAIM to VERN LELAND RICHINS and LINDA A. RICHINS, as Trustees of the VERN LELAND RICHINS and LINDA ASAY RICHINS LIVING TRUST, grantee, of

\_\_\_\_\_ Ten for the sum of \_\_\_\_\_ DOLLARS, County, the following described tract of land in Salt Lake State of Utah:

242 East 12300 South  
Draper, Utah 84020

(See Exhibit "A" attached)

6029215

WITNESS the hand of said grantor, this 25th day of FEBRUARY 1995, A.D., one thousand nine hundred and \_\_\_\_\_

Signed in the presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vern Leland Richins  
VERN LELAND RICHINS  
Linda Asay Richins  
LINDA ASAY RICHINS

STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ } ss.

On the 25th day of FEBRUARY, 1995, personally appeared before me VERN LELAND RICHINS AND LINDA ASAY RICHINS, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Hollis S. Hunt  
Notary Public

Notary Public  
HOLLIS S. HUNT  
243 East 400 South #200  
Salt Lake City, Utah 84111  
My Commission Expires  
February 25, 1998

My Commission Expires \_\_\_\_\_ Receiving at: \_\_\_\_\_  
UTAH SECURITIES COMMISSION

EX 7107 PC0943

Beginning at a point on the extension of a fence line, said point being South 0°02'20" West along the section line 803.933 feet and due East 1666.45 feet from the Northwest corner of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°02'41" East along said fence line and its extension 511.879 feet to a point on the Westerly line of the Utah Lake Irrigation Co. Canal; thence South 19°14'34" East along said Westerly line 167.55 feet to a point on a fence line; thence North 89°55'41" West along said fence line and its extension 481.432 feet; thence North 35°10' West 80.056 feet; thence North 21°25' West 108.141 feet to the point of beginning.

TOGETHER WITH a 20-foot right-of-way more particularly described as follows:

Beginning at a point on the extension of a fence line, said point being South 0°02'20" West along the section line, 803.933 feet and due East 1666.45 feet from the Northwest corner of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°02'41" East along said extension 21.682 feet; thence North 21°25' West 121.843 feet to a point on the Northerly line of grantors' property; thence West along said Northerly line 21.483 feet; thence South 21°25' East 121.456 feet to the point of beginning.

SUBJECT TO a 20-foot right-of-way more particularly described as follows:

AGREEMENT ON THE SALE OF PROPERTY BETWEEN LELAND AND LIHDA  
AND MARK J. AND ETNA CROSGROVE. BOTH PARTIES RESIDING IN  
DRAPER CITY, UTAH

1. All property within the survey discription to be accepted by the buyers.
2. All fences on property to stand as they are, only for repair. Fence along 50 foot right-of-way, not to be moved back. Property within right-of-way, can not be farmed or used for any other purpose.
3. Fences between Richins and Crosgrove property on north boundry to be maintained by both parties.
4. Right-of-way ditches through the Crosgrove property, for the purpose of conveying irrigation water to the Richins property. Parties to ingress and egress on ditch right-of-way for that purpose. Ditches to be maintained by both parties.
5. Two shares of Irrigation water stock to be given to buyers with the sale of property.
6. A small right-of-way to coney irrigation water through Richins property South of Crosgrove yard fence, for a small pasture West of house.
7. Schedule B. special exceptions c. on tital insurance.
8. People living along this street, or right-of-way, or those who may live there have all given property footage, for the purpose of going in and out of their own property. This has been an established road for many years, It can not be closed off.
9. A deed to the property, A water stock certificate, Survey map, *agreement* will be given with the closing of the property deal.

PLATE COPY  
BY RECORDER

7107PG0944

4-13

6029215  
02/27/95 11:03 AM 13.00  
**NANCY WORKMAN**  
RECORDER, SALT LAKE COUNTY, UTAH  
HOLLIS S HUNT  
REC BY:Z JOHANSON ,DEPUTY - WI

BK 7107Ps0945