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06/15/95 12:48 PM 19-00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
VAN COTT, BAGLEY, CORNWALL
AND McCARTHY
REC BY:D KILPACK ,DEPUTY - WI

WHEN RECORDED RETURN TO:
Richard C. Skeen
P.O. Box 45340
Salt Lake City, Utah 84145

GRANTEE'S ADDRESS:
2 Medical Drive
Salt Lake City, Utah 84113

QUITCLAIM DEED

6101510
DRAPER IRRIGATION COMPANY, a Utah non-profit corporation with its principal offices in Draper City, Salt Lake County, State of Utah, Grantor hereby quitclaims and conveys to FORT DOUGLAS HIDDEN VALLEY COUNTRY CLUB, a Utah non-profit corporation with its principal offices in Salt Lake City, Salt Lake County, State of Utah, Grantee for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged the following described property located in Salt Lake County, State of Utah:

PARCEL 'A'

BEGINNING at a point which is South $0^{\circ}04'39''$ West 35 feet and South $89^{\circ}55'21''$ East 508.439 feet from the North Quarter Corner of Section 28, Township 3 South, Range 1 East, Salt Lake Base & Meridian, and running thence South $0^{\circ}04'39''$ West 187.004 feet; thence South $58^{\circ}03'55''$ West 215.241 feet; thence South $47^{\circ}33'28''$ West 91.902 feet; thence South $25^{\circ}04'01''$ West 302.778 feet; thence South $10^{\circ}02'52''$ West 350 feet; thence South 38° West 245 Feet; thence South 31° East 250 feet; thence South 5° West 583.609 feet; thence Southeasterly along a curve to the left 147.14 feet; thence South 33° East 177.193 feet thence North $58^{\circ}54'15''$ East 255 feet; thence South 54° East 588.821 feet; thence South 148.43 feet; thence South $89^{\circ}56'14''$ East 522 feet more or less; thence North $6^{\circ}48'52''$ West 100.504 feet; thence North $71^{\circ}34'37''$ East 178.452 feet;

thence North $70^{\circ}14'58''$ East 110.17 feet; thence North 10° West 602.89 feet; thence West 155.025 feet; thence North 536.5 feet; thence East 3.75 feet; thence North 3° East 800.25 feet; thence South $89^{\circ}30'$ East 574.2 feet; thence North 15° East 224.4 feet; thence East 618.75 feet; thence North 297 feet; thence West 2640 feet more or less to the East line of road; thence South $0^{\circ}04'39''$ West 35 feet; thence South $89^{\circ}55'21''$ East 508.439 feet to beginning. Less street. 84.80 acres more or less.

PARCEL 'B'

Commencing at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 28, Township 3 South, Range 1 East, Salt Lake Meridian; Thence North 62 rods; Thence West 37.5 rods; Thence South 6° West 224.4 feet; Thence North $89^{\circ}30'$ West 34.8 rods; Thence South 3° West 48.5 rods; Thence West 3.75 feet; Thence South 32.5 rods; Thence East 9.45 rods; thence South 10° East 305.22 feet; Thence North $76^{\circ}50'$ East 586.34 feet; Thence North $37^{\circ}39'30''$ East 883.36 feet to the Point of Beginning. Containing 43.05 acres.

PARCEL 'C'

Beginning South $89^{\circ}50'17''$ West 17.85 chains from the Southeast corner of Section 21, Township 3 South, Range 1 East, Salt Lake Meridian; Thence South $89^{\circ}50'17''$ West 787.24 feet; Thence North 5° East 427.75 feet; Thence North 17° East 179.46 feet; Thence North $4^{\circ}05'$ East 100 feet; Thence North 23° West 140 feet; Thence North 21° East 72 feet; Thence North $89^{\circ}50'17''$ East 98.38 feet; North $18^{\circ}08'$ East 288.5 feet; Thence South $75^{\circ}55'$ East 1261.7 feet more or less to a culvert; Thence South 42° West 1040 feet more or less along said culvert to the Point of Beginning. LESS Wasatch Boulevard. Containing 25.43 Acres.

PARCEL 'D'

Commencing at the Southeast corner of Section 21, Township 3 South, Range 1 East, Salt Lake Meridian; Thence North 89 Degrees 55 Minutes 34 Seconds West, a distance of 1133.76 feet to the Southwest corner of the HIDDEN OAKS PHASE 4 PLANNED UNIT DEVELOPMENT and the true POINT OF BEGINNING;

Thence North 89 Degrees 55 Minutes 34 Seconds West, a distance of 44.34 feet to the Southeast corner of golf course property described in Book 5429, page 2; Thence North 39 Degrees 07 Minutes 29 Seconds East along the East boundary of said golf course property, a distance of 1103.32 feet to the Northeast corner of said golf course property; Thence South 75 Degrees 40 Minutes 51 Seconds East along the South boundary of HICKORY VALLEY ESTATES SUBDIVISION, a distance of 91.40 feet to the Southeast corner of HICKORY VALLEY ESTATES SUBDIVISION; Thence South 39 Degrees 02 Minutes 27 Seconds West along the West boundary of OAK GROVE AT HIDDEN VALLEY SUBDIVISION, a distance of 157.16 feet to the North corner of Gardner property described in Book 6076, page 799; Thence South 39 Degrees 02 Minutes 27 Seconds West along the West boundary of said Gardner property, a distance of 331.46 feet to a point on the North boundary of the HIDDEN OAKS PHASE 4 PLANNED UNIT DEVELOPMENT; Thence North 89 Degrees 53 Minutes 47 Seconds West, a distance of 10.65 feet to the Northwest corner of the HIDDEN OAKS PHASE 4 PLANNED UNIT DEVELOPMENT; Thence South 42 Degrees 48 Minutes 42 Seconds West, a distance of 618.96 feet to the POINT OF BEGINNING.

Containing 73751.70 square feet or 1.69 acres, more or less.

This Deed is delivered from Grantor to Grantee for the purpose of and with the intent to quiet title to the above-described real property in the name of Grantee. Concurrently with the delivery of this Quit Claim Deed, Grantee has delivered to Grantor an Easement Grant of even date to provide for certain easements described therein.

The officers who execute this Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under resolution adopted by the Board of Directors of Grantor.

DATED this 30th day of May, 1995.

DRAPER IRRIGATION COMPANY:

By: Michael J. Mickelson
President

ATTEST

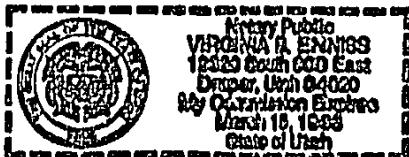
Michael J. Mickelson
Secretary

The undersigned hereby acknowledges and affirms to the below named notary public that (1) [s]he appeared before such notary public, holds the position or title set forth above, and, on behalf of the above named corporation by proper authority, either executed the foregoing document before such notary public or acknowledged to such notary public that the undersigned executed the foregoing document, and that (2) the foregoing document was the act of such corporation for the purpose stated in it.

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

The foregoing instrument was acknowledged before me
this 30th day of May, 1995, by
Michael J. Mickelson, the President of DRAPER IRRIGATION
COMPANY, a corporation.

Virginia B. Brumley
Notary Signature and Seal



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