

6140520

13 - Recorded at Request of: METRO NATIONAL TITLE  
File Number: 95013064

Mail Tax notice to:  
KENNETH HEINHOLD  
DUANE HEINHOLD

2474 Directors Row  
SLC UT 84104

6140520  
08/11/95 3:25 PM 13.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
METRO NATIONAL TITLE  
REC BY: J FERGUSON , DEPUTY - WI

WARRANTY DEED

RAYMOND M. FRANKE, PAUL FRANKE and GERALD E. NIELSON, each to an undivided 1/3

GRANTOR

of SALT LAKE CITY, COUNTY OF Salt Lake, STATE OF UTAH, hereby CONVEYS and WARRANTS TO:

KENNETH HEINHOLD and DUANE HEINHOLD

GRANTEE

of 2474 Directors Row, Salt Lake City, Ut 84104, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in SALT LAKE County, State of Utah:

Beginning at a point on the East right of way line of Redwood Road North 276.011 feet and East 63.595 feet from the Southwest corner of the Southeast quarter of Section 10, Township 1 South, Range 1 West, Salt Lake Base and Meridian, (said point also being North 244.96 feet and East 18.96 feet from the Southwest corner of Lot 108, GLENDALE PARK SUBDIVISION PLAT "A"); and running thence North 0 deg. 03'10" West on and along the East right of way line of Redwood Road a distance of 180.064 feet to a point; thence North 89 deg. 55'56" East a distance of 320.00 feet to a point; thence South 0 deg. 03'10" East a distance of 180.064 feet to a point; thence South 89 deg. 55'56" West a distance of 320.00 feet to the point of beginning. Said property being a part of Lots 107 and 108 of GLENDALE PARK SUBDIVISION, PLAT "A", as recorded in the office of the Salt Lake County Recorder.

LIGHT TYPE  
CO. RECORDED

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING:

Commencing at a point 425.4 feet North of the Southwest corner of Lot 108, GLENDALE PARK PLAT "A"; and running thence North 190 feet; thence East 306 feet; thence South 190 feet; thence West 306 feet to the place of beginning.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 9 day of August, 1995.

Raymond M. Franke  
RAYMOND M. FRANKE

Paul B. Franke  
PAUL FRANKE

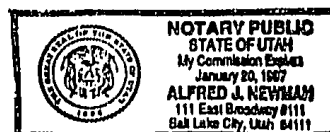
Gerald E. Nielson  
GERALD E. NIELSON,

STATE OF UTAH, County of Salt Lake ) ss:

On this date, August 9 1995 personally appeared before me RAYMOND M. FRANKE, PAUL FRANKE and GERALD E. NIELSON, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Alfred J. Newman  
NOTARY PUBLIC

My commission expires: January 20, 1997  
Residing in: Salt Lake City, Utah



BK7205FC0578

EXHIBIT "A"

RESERVING to the Grantors and their Successors and Assigns a perpetual Right of Way and Easement over the South 30 feet of the above described property for Ingress and Egress and all utilities to serve the remaining property of the Grantors adjoining the herein described property on the East. Said Right of Way is non-exclusive and the Grantor herein reserves the right to transfer and convey same in full or undivided interests therein as required to develop, use and maintain said adjoining property.

BK7205P60579