

AND WHEREAS, Said Fritsch Loan and Trust Company, a corp. thereupon paid to the said Sheriff said sum of money so bid, and said Sheriff thereupon made and issued the usual certificate in duplicate of such sale in due form, and delivered one thereof to said purchaser, and caused the other to be filed in the office of the County Recorder of the County of Salt Lake, State of Utah.

AND WHEREAS, More than six months have elapsed since the day of said sale, and no redemption of the property so sold has been made.

AND WHEREAS, Said Fritsch Loan and Trust Company, a corporation, purchaser as aforesaid did, on the 14th day of May, A. D. 1928, sell, assign and transfer said Certificate of Sale and all its rights thereunder to W. V. Wiegand and/or Louise D. Wiegand, his wife, the said parties of the second part, and duly authorized said Sheriff to make a deed for said premises, in pursuance of said sale to said W. V. Wiegand and/or Louise D. Wiegand, his wife,

NOW THIS INDENTURE WITNESSES, That the said party of the first part, Sheriff as aforesaid in order to carry into effect said sale in pursuance of said judgment and of the law, and also in consideration of the premises and of the money so bid and paid by the said Fritsch Loan and Trust Company, a corporation, the receipt whereof is hereby acknowledged, has granted, sold, conveyed, and by these presents does grant, sell and convey and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate lying and being in the City and County of Salt Lake, State of Utah, being all the right, title, claim and interest of the above named defendants of, in and to the following described property, to wit:

All of Lot 1, and the South 15 feet of Lot 40, Block 5, Capital Avenue Addition. Situate in Salt Lake County, State of Utah.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same unto said parties of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, Said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in presence of
R R Hampton
S. E. Whiteley

Clifford Patten. (SEAL)
Sheriff of Salt Lake County, Utah.

STATE OF UTAH)
County of Salt Lake,) ss.

On the 18th day of July, 1928, before me Hazel T. Chase a Notary Public in and for the County of Salt Lake, State of Utah, personally appeared Clifford Patten, Sheriff of Salt Lake County, State of Utah, personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same as such Sheriff, freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal, this 18th day of July, 1928.

Hazel T. Chase,
Notary Public
State of Utah.
Commission Expires
Jan. 20, 1929.

Hazel T. Chase
Notary Public, Residing in
Salt Lake City, Utah.

My commission expires
January 20, 1929.

Recorded at request of W. V. Wiegand Jul 21 1928 at 11:30 A.M. in #28 of Deeds Pgs 451-2 Recording fee paid \$2.40
(Signed) Aurora H. Hiatt Recorder Salt Lake County Utah by Thomas Lewis Deputy (Reference: S-17-195-30.)

#614354

WARRANTY DEED

LOUIS S. CATES and ELEANOR LOUISE CATES, his wife, Grantors, of Salt Lake City, County of Salt Lake, State of Utah, hereby convey and warrant to CHARLES T. WORLEY, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of Ten (\$10.00) Dollars, and other valuable considerations, the following described tracts of land in Salt Lake County, State of Utah; to-wit:

Tract 1: Commencing at a point north 0° 01' 57" west 85 feet and north 89° 58' 03" east 242.26 feet and along a curve to the left (radius 478.11 feet) 43.74 feet from the northeast corner of Lot 24, Block 6, Popperton Place, said point being place of beginning; thence north 5° 16' 27" west 140 feet; thence easterly along a curve to the left (radius 338.11 feet) 65.06 feet; thence south 16° 11' 57" east 140 feet; thence westerly along a curve to the right (radius 478.11 feet) 92 feet to point of beginning; being the same tract of land conveyed to Helen Mar Cates by L. B. Swaner and June S. Swaner, his wife, by deed bearing date the 3rd day of September 1919, and recorded in the office of the Recorder of Salt Lake County, Utah, in Book 10-S of deeds, at pages 582-583.

Tract 2: Commencing at a point N. 0° 01' 57" W. 85.0 feet and N. 89° 58' 03" E. 242.26 feet and along a curve to the left (radius 478.11 feet) distance 135.74 feet and N. 16° 17' 57" W. 104 feet from the northeast corner of Lot 24, Block 6, Popperton Place, said point being the point of beginning; thence N. 16° 17' 57" W. 35.17 feet; thence N. 79° 17' 03" E. 3.42 feet; thence S. 10° 42' 57" E. 35 feet to the point of beginning; being the same tract of land conveyed to Helen Mar Cates by L. B. Swaner and June S. Swaner, his wife, by deed bearing date December 1, 1919, and recorded in the office of the Recorder of Salt Lake County, Utah, in Book 11-B of deeds, at pages 204-205.

Together with the improvements on said tracts of land and each and both of them, and together with any and all rights, easements, tenements, appurtenances, hereditaments, covenants and agreements thereunto belonging or in any wise appertaining.

Subject to the covenants and agreements of Helen Mar Cates, (now deceased) as Grantee, in said two deeds to her from said L. B. Swaner and his said wife, hereinabove mentioned, and as respects the covenants and agreements of said Helen Mar Cates, as said Grantee, in said deeds, the Grantee herein agrees to abide by and perform the same.

Subject also to general taxes for 1928.

WITNESS the hands of said Grantors, this 26th day of March, A. D. 1928.

Signed in the presence of:

G. C. Zwally
G. C. Zwally

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

Louis S. Cates (SEAL)
Mrs. Louis S. Cates (SEAL)
Eleanor Louise Cates (SEAL)

On the 26 day of March, A. D. 1928, personally appeared before me LOUIS S. CATES and ELEANOR LOUISE CATES, his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same.

My commission expires
Feb. 8th 1930

C. M. Brown.
Notary Public
Salt Lake City-State of Utah.
Commission expires Feb. 8, 1930.

C. M. Brown.
Notary Public residing at
Salt Lake City Utah

Recorded at request of Central Trust Co. July 26, 1928 at 2:43 P.M. In Hk #28 of Deeds. Recording fee paid \$1.40.
(Signed) Aurora H. Hiatt Recorder Salt Lake County Utah R G Collett, Deputy. (Reference: D-16-236-21-22.)

Approved as to form.
D. G. Drake
R. G. Lucas
Attorney