

6298673

WHEN RECORDED, RETURN TO:

John and Janalyn Bradshaw
4069 Splendor Way
Salt Lake City, Utah 84124

6298673
03/08/96 10:45 AM 13.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
STEPHEN BRINTON
REC BY: B GRAY , DEPUTY - WI

WARRANTY DEED

ROBYN T. KNIBBE a/k/a ROBYN T. DAVIS, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to JOHN C. BRADSHAW and JANALYN M. BRADSHAW, husband and wife as joint tenants, and not as tenants in common, of 4069 Splendor Way, Salt Lake City, County of Salt Lake, State of Utah for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

SEE ATTACHED EXHIBIT "A"

Property Address: 4069 Splendor Way, Salt Lake City, Utah 84124

Tax ID No.: 16-35-480-009

WITNESS, the hands of the Grantor this 7 day of March, 1996.

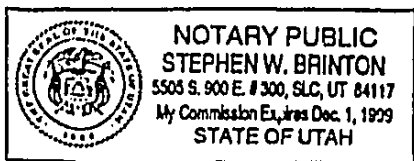
Robyn T. Knibbe a/k/a Robyn T. Davis
ROBYN T. KNIBBE a/k/a ROBYN T. DAVIS

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On this 7 day of March, 1996, personally appeared before me ROBYN T. KNIBBE a/k/a ROBYN T. DAVIS, the signer of the within instrument, who duly acknowledged to me that she executed the same.

Stephen W. Brinton
Notary Public
Residing At: Salt Lake County, Utah

My Commission Expires:



BK7347PG0559

All of Lot 33, MOUNT OLYMPUS SPLENDOR, a subdivision, according to the official plat thereof, more particularly described as follows: Beginning at the Northeast corner of said Lot 33 and running thence South $1^{\circ}28'$ East 98.58 feet; thence South $9^{\circ}52'$, West 24.33 feet to the Northerly line of the Salt Lake Aqueduct Tract; thence Northwesterly along said Salt Lake Aqueduct Tract to a point North $77^{\circ}00'$ West 161.32 feet from the point of beginning; thence South $77^{\circ}00'00''$ East 161.32 feet to the point of beginning.

Together with an easement over that part of the Salt Lake Aqueduct Tract described as follows: Beginning at a point North $77^{\circ}00'$ West 161.32 feet from the Northeast corner of said Lot 33 and running thence North $77^{\circ}00'$ West 54.26 feet; thence South $36^{\circ}50'$ East 12.85 feet to a point of curve; thence Southerly 57.92 feet along the arc of a 90.10 foot radius curve to the right, the center of said curve bears South $53^{\circ}10'$ West to a point of tangency; thence South 133.71 feet; thence East 178.03 feet thence North $9^{\circ}52'$ East 27.40 feet to the Northerly line of the Salt Lake Aqueduct Tract; thence Northerly along the Northerly line of the said Salt Lake Aqueduct Tract to the point of beginning.

SUBJECT TO the terms and provisions of that certain Contract and Grant of Easement and Agreement dated December 17, 1979, by and between the United States of America Metropolitan Water District and Egan and Associates Construction Company, Inc., recorded February 1, 1980, in Book 5039, Page 81, as Document No. 3305153, records of Salt Lake County, Utah.

Subject to current general taxes, easements, restrictions and rights of way of record or enforceable in law or equity.

RECORDED
CO. 125-125-125

BK 7347 PG 0560