

WHEN RECORDED MAIL TO:

JOHN BLAINE JOSEPH
JUNE JOSEPH
9908 SOUTH FLORENCE WAY
SOUTH JORDAN, UT 84095

01/02/98 4:55 PM 13.00
6828877
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
PETTEY, BRANTLEY & ROBINSON
REC BY: V ASHBY DEPUTY - WI

97-12-124

=====

WARRANTY DEED

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TONY VENTURA AND CAROL VENTURA

Grantor(s) of SOUTH JORDAN, County of SALT LAKE, State of Utah, hereby CONVEY
and WARRANT to

JOHN BLAINE JOSEPH AND JUNE JOSEPH, HUSBAND AND WIFE AS
JOINT TENANTS


of 9908 SOUTH FLORENCE WAY, SOUTH JORDAN, UT 84095 Grantee(s) for the sum of
TEN AND NO/100 DOLLARS, and other good and valuable consideration, the following
described tract(s) of land in SALT LAKE County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE
INCORPORATED HEREIN.

Tax SN: 27-11-402-015

SUBJECT TO: Property Taxes for the year 1997 and subsequent years;
Covenants, Conditions, restrictions and easements apparent or of record;
All applicable zoning laws and ordinances

WITNESS, the hand of said Grantor(s), this 30TH day of DECEMBER, 1997.



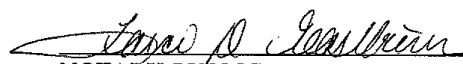
TONY VENTURA



CAROL VENTURA

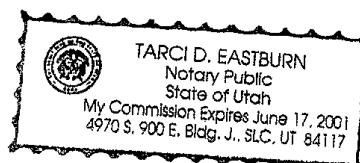
STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

On the 30TH day of DECEMBER, 1997, personally appeared before me TONY VENTURA
AND CAROL VENTURA, the signer(s) of the within instrument, who duly acknowledged to
me that THEY executed the same.



NOTARY PUBLIC

MY COMMISSION EXPIRES:



BK7846PG2365

Located in SALT LAKE County, State of Utah:

BEGINNING at a point in the center of Florence Way, which point is 75.25 rods North and 102 rods East and 958.47 feet South 89°39' East and 206.26 feet North 0°05'05" West thence 149.48 feet Northeasterly along a 175 foot radius curve to the left and 88.202 feet North 40°58'31" East thence 277.59 feet Northeasterly along a 200 foot radius curve to the right; thence 25.00 feet South 62°22' East and 79.185 North 27°38' East from the Southwest corner of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 60°16'47" West 238 feet, more or less, thence North 29°43' East 90 feet more or less, thence South 60°16'47" East 234 feet, more or less, thence South 27°38' West 90.06 feet to the point of beginning.

Subject to the following described road right-of-way: Beginning at the above described point of beginning and running North 60°16'47" West 25.017 feet thence North 27°38' East 90.06 feet thence South 60°16'47" East 25.017 feet thence South 27°38' West 90.06 feet to the point of beginning.

Together with a Right of Way for road known as Florence Way and Charlotte Drive.

-POOR COPY
CO. RECORDER

BK 7846 PG 2366