

6946316

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ORDER NO.: D212591-1  
LAND SERIAL NO.: 08-23-100-023  
D2125916  
Grantee's Address:  
DOUGLAS E. BAGLEY  
2420 Karren St.  
S.L.C., Utah 84124

04/29/98 6946316 16.00  
4:36 PM  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
ASSOCIATED TITLE  
REC BY: V VEGA DEPUTY - WI

## SPECIAL WARRANTY DEED

DICK G. GEISLER, grantor

of KAYSVILLE, County of DAVIS, State of Utah,  
hereby CONVEY and WARRANT to

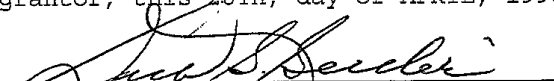
DOUGLAS E. BAGLEY, grantee

of SALT LAKE, County of SALT LAKE, State of Utah,  
for the sum of Ten dollars (\$10.00) and other good and valuable  
consideration the following described tract of land in SALT LAKE  
County, State of Utah, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way appearing of  
record or enforceable in law and equity and 1997 taxes and  
thereafter.

WITNESS the hand of said grantor, this 28TH, day of APRIL, 1998.

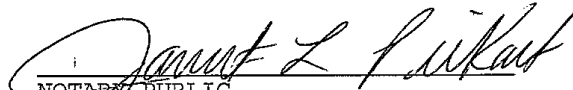
  
DICK G. GEISLER

STATE OF UTAH )

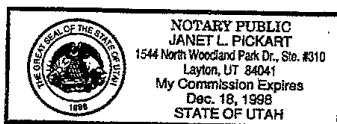
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COUNTY OF DAVIS )

On the 28TH day of APRIL, 1998, personally appeared before me DICK  
G. GEISLER, the signer(s) of the foregoing instrument who duly  
acknowledged to me that HE executed the same.

  
NOTARY PUBLIC

Residing at:  My commission expires: 12-18-98



BK7961PG2186

**EXHIBIT "A"**  
**(Property Description)**

That certain parcel of real property situated in Salt Lake County, State of Utah and more particularly described as follows:

PARCEL 1:

BEGINNING at a point on the South right of way and no access line of Interstate Highway 15, said point being North 89°51'30" West 258.61 feet along the North line of Section 23, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 1°33'00" West 25.70 feet; thence South 1°36'00" West 245.78 feet to a point 10.00 feet perpendicularly Northwesterny from the centerline of the Oregon Short Line Railroad Company lead Tract No. "A" 438; thence South 42°35'00" West 108.01 feet parallel to and 10.00 feet perpendicularly Northwesterny from the center of said tract to a point on a 368.76 foot non-tangent curve to the right (radius bears North 29°03'38" West); thence along the arc of said curve 157.43 feet; thence South 85°24'00" West 17.10 feet; thence North 04°36'00" West 402.78 feet to the South right of way line of Interstate Highway 15; thence along said right of way the following two (2) courses along a 478.01 foot radius curve to the right (radius bears South 00°16'56" West); thence along the arc of said curve 4.32 feet and South 89°12'00" East 275.24 feet along said right of way line to the point of BEGINNING.

SUBJECT TO an access easement described as follows:

BEGINNING at a point on the West line of Warm Springs Road, said point being North 89°51'30" West 258.61 feet and South 594.88 feet and South 01°33'00" West 25.70 feet and South 01°36'00" West 76.68 feet from the North quarter corner of Section 23, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 1°36'00" West 40.04 feet along said West line; thence North 85°58'11" West 71.09 feet; thence North 89°02'50" West 193.58 feet; thence North 04°36'00" West 40.19 feet; thence South 89°02'50" East 198.55 feet; thence South 85°58'11" East 70.47 feet to the point of BEGINNING.

PARCEL 2:

BEGINNING at a point on the South right of way line of Interstate Highway 15, said point being North 89°51'30" West 538.14 feet along the North line of Section 23 and South 591.69 feet from the North quarter corner of Section 23, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 04°36'00" East 402.78 feet; thence South 85°24'00" West 513.01 feet to the Easterly right of way line of Interstate Highway 15, said

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point being on a 478.01 foot radius non-tangent curve to the right (radius bears South 85°45'18" East); thence along the arc of said curve 717.79 feet to the point of BEGINNING.

TOGETHER WITH an access easement described as follows:

BEGINNING at a point on the West line of Warm Springs Road, said point being North 89°51'30" West 258.61 feet and South 594.88 feet and South 01°33'00" West 25.70 feet and South 01°36'00" West 76.68 feet from the North quarter corner of Section 23, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 1°36'00" West 40.04 feet along said West line; thence North 85°58'11" West 71.09 feet; thence North 89°02'50" West 193.58 feet; thence North 04°36'00" West 40.19 feet; thence South 89°02'50" East 198.55 feet; thence South 85°58'11" East 70.47 feet to the point of BEGINNING.

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