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Mail Tax Notice to:

COLLEEN C. FREEMAN
2175 East Panorama Way
Salt Lake City, Utah 84124

6986964
06/05/98 4:59 PM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
BRIGHTON TITLE
REC BY: V ASHBY DEPUTY - MI

File No. 15656

SPECIAL WARRANTY DEED

6986964

COLLEEN C. FREEMAN, Grantor(s) of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under it to COLLEEN C. FREEMAN, Trustee of the COLLEEN C. FREEMAN TRUST, or any successors in trust, Grantee(s), whose address is 2175 East Panorama Way, Salt Lake City, Utah 84124, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

BEGINNING at a point which is South 60°40' West 15.0 feet from the most Easterly corner of Lot 17, ORCHARD GARDENS, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, and running thence South 60°40' West 151.46 feet; thence North 29°20' West 140.29 feet; thence North 60°40' East 151.46 feet; thence South 29°20' East 140.29 feet to the point of BEGINNING.

TOGETHER WITH and SUBJECT TO a Right of Way Easement Three (3) feet in width, for the installation and maintenance of irrigation and drainage facilities along a centerline described as follows:

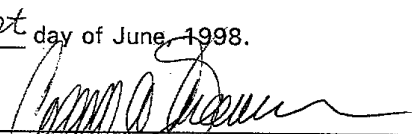
BEGINNING at a point which is South 60°40' West 1.5 feet from the most Northerly corner of Lot 17, ORCHARD GARDENS, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, and running thence South 29°20' East 106.97 feet; thence South 60°40' West 16.0 feet; thence South 29°20' East 138.79 feet to the Southerly line of said Lot 17.

ALSO, TOGETHER WITH and SUBJECT TO a Right of Way and Easement for ingress and egress and for the installation and maintenance of water and sewer lines, utilities and drainage facilities over, under, through and across the following:

BEGINNING at a point which is the most Easterly corner of Lot 17, ORCHARD GARDENS, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, and running thence South 60°40' West 20.0 feet; thence North 29°20' West 140.29 feet; thence North 60°40' East 20.0 feet; thence South 29°20' East 140.29 feet to the point of BEGINNING.

SUBJECT TO: County and/or City Taxes not delinquent; Covenants, Conditions and Restrictions; Rights of Ways; Easements and Reservations of record or enforceable in law or equity.

WITNESS the hand of said Grantor(s), this 1st day of June, 1998.


COLLEEN C. FREEMAN

BK8000PG1549

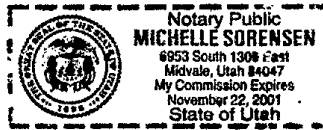
STATE OF UTAH)
)
:SS
County of Salt Lake)

On the 1st day of June, 1998, personally appeared before me COLLEEN C. FREEMAN, the signer(s) of the foregoing instrument, who being by me duly sworn, did say and duly acknowledge to me that she executed the same.

Michelle Sorensen
Notary Public

My Commission Expires:
11-22-01

Residing in Salt Lake City Utah



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