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02/04/99 3:38 PM 19.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SURETY TITLE
REC BY: R JORDAN DEPUTY - WI

Surety Title Agency
141 East 5600 South, Suite 100
Murray, Utah 84107
(801)268-8333
File #40310C

Mail Tax Notice to Grantee at Address Below

Warranty Deed

TAYLOR D. HARTMAN and JEAN HARTMAN GRANTORS
of: 3853 EAST LITTLE COTTONWOOD LANE, SANDY, UTAH 84092

hereby CONVEY and WARRANT to

TAYLOR D. HARTMAN and JEAN I HARTMAN, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, GRANTEES,
OF: 3853 EAST LITTLE COTTONWOOD LANE, SANDY, UTAH 84092
sum of Ten Dollars and Other Good and Valuable Consideration, the following described tract of land in UTAH County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.
Tax ID #28-12-179-024-4001 AND 28-12-179-024-4002

Subject to easements, restrictions and rights of way currently of record and the general property taxes for the current year and thereafter.

WITNESS the hand of said Grantors this 27th day of JANUARY, 1999.

Signed in the presence of:

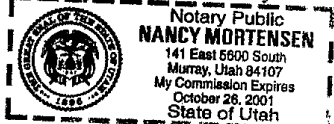
_____)
_____)
_____)
_____)

Taylor D Hartman
TAYLOR D. HARTMAN

Jean Hartman
JEAN HARTMAN

State of Utah)
County of Salt Lake)

On the 27th day of JANUARY, 1999 personally appeared before me TAYLOR D. HARTMAN AND JEAN HARTMAN, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.



Nancy Mortensen
Notary Public

My Commission Expires: 10-26-01 Residing In: Murray, Utah

BK 8246 PG 5888

File No. 40310C

EXHIBIT "A"

PARCEL 1:

Beginning North 89°53'05" East 1734.15 feet and North 3° East 490.05 feet and South 87° East 432.8 feet from the West Quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian; North 3° East 230 feet; South 87° East 96.5 feet; North 3° East 190 feet to the centerline of Cottonwood Creek; Southeasterly along said creek 148 feet, more or less, to the Northwest corner of Parcel 2 described herein; thence South 3° West 230 feet; South 87° East 100.9 feet, more or less, to the North most corner of Lot 6, LITTLE COTTONWOOD EAST SUBDIVISION; thence South 76°19'44" West 292.807 feet to beginning.

EXCEPTING THEREFROM the following described parcel:

Beginning North 89°52'27" East along the Section line 1734.83 feet and North 3°01'56" East 489.69 feet and South 87° East 431.86 feet and North 3°01'56" East 84.00 feet from the West Quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 3°01'56" East 59.33 feet; South 87° East 197.96 feet; thence South 3°01'56" West 59.33 feet; thence North 87° West 197.96 feet to the point of beginning.

PARCEL 2:

Commencing 105.1 rods East and North 3° East 574.05 feet and South 87° East 713.3 feet from the West Quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian; North 87° West 82.5 feet North 3° East 230 feet to the center of Little Cottonwood Creek, Southeasterly along Creek 85 feet; South 3° West 210 feet to the beginning.

PARCELS 3 AND 4:

Being a portion of Lot 5 and Lot 6, LITTLE COTTONWOOD EAST SUBDIVISION, recorded on February 13, 1980 as Entry No. 3398713, in the office of the County Recorder of Salt Lake County; said subdivision is located in the Northwest Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

LOT 5 PARCEL: Beginning at the Northeast corner of said Lot 5, thence along the Easterly lot line of said Lot 5 South 1°26'02" East 43.94 feet; thence perpendicular to said East lot line South 88°33'58" West 111.90 feet to the West lot line of said Lot 5; thence Northerly along said West lot line North 1°26'02" West 19.68 feet to the Northwest corner of said Lot 5; thence along the North line of said Lot 5, North 76°19'44" East 114.50 feet to the point of beginning.

(continued)

BK 8246 PG 5889

EXHIBIT "A" (continued)

LOT 6 PARCEL: Beginning at a point on the East line of said Lot 5, distant thereon South $1^{\circ}26'02''$ East 43.94 feet from the Northeast corner of said Lot 5; thence along said East line of Lot 5, North $1^{\circ}26'02''$ West 43.94 feet to the Northerly corner common to Lots 5 and 6; thence along the North line of said Lot 6, North $76^{\circ}19'44''$ East 86.00 feet to the most Northerly corner of said Lot 6; thence continuing along the Northerly line of Lot 6, South $87^{\circ}00'$ East 28.00 feet to the Northerly lot corner common to Lots 6 and 7, said LITTLE COTTONWOOD SUBDIVISION; thence along the common lot line of said Lots 6 and 7, South $1^{\circ}26'02''$ East 60.00 feet; thence leaving said common lot line South $88^{\circ}33'58''$ West 111.97 feet, more or less, to the point of beginning.

PARCEL 5:

That portion of the LITTLE COTTONWOOD EAST SUBDIVISION, according to the official plat thereof, recorded in Book 80-2 of Plats at Page 31, records of Salt Lake County, Utah, described as follows:

Beginning at the Southeast corner of Lot 4, as shown on said official plat of Little Cottonwood East; thence along the East line of said Lot 4 North $1^{\circ}26'02''$ West 158.31 feet to the North subdivision boundary of said Little Cottonwood East; thence along said boundary North $76^{\circ}19'44''$ East 20.47 feet to the Northwest corner of Lot 5 of said subdivision; thence along the West line of said Lot 5, South $1^{\circ}26'02''$ East 164.64 feet to a point of cusp on a curve concave to the North, said curve being the North right-of-way line of Little Cottonwood Lane, a dedicated street; thence Westerly along said curve, having a radius of 375.00 feet through a central angle of $3^{\circ}04'16''$ a distance of 20.10 feet to the point of beginning.

BK 8246 PG 5890