

WHEN RECORDED, MAIL TO:

William S. Richards  
P.O. Box 2465  
Salt Lake City, UT, 84110

7355968  
05/17/99 10:29 AM 17.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
RICHARDS BRANDT MILLER NELSON  
PO BOX 2465  
SLC, UT 84110-2465  
REC BY: Z JOHANSON ,DEPUTY - MP

**WARRANTY DEED**

GEORGE P. WEILER and ADELE W. WEILER, Grantors of 730 East Three Fountains Drive #84, Murray, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to GEORGE P. WEILER, Trustee of the George P. Weiler Trust dated April 23, 1999 and to ADELE W. WEILER, Trustee of the Adele W. Weiler Trust dated April 23, 1999 as tenants in common, of 730 East Three Fountains Drive #84, Murray, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS (\$10.00) and other valuable consideration interest in and to the following described tract of land in Salt Lake County, State of Utah, to-wit:

THREE FOUNTAINS YOUNG AMERICA FAMILY TOWNHOUSES,  
PHASE NO. 1:

PARCEL A:

THE FEE TITLE TO UNIT 84, IN BUILDING "I," AS THE SAME IS ESTABLISHED IN THE DECLARATION AND MAP REFERRED TO HEREINAFTER;

EXCEPTING AND RESERVING, HOWEVER, THE FOLLOWING:

- A. ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT;
- B. EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS;
- C. EASEMENTS, APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY

8965557

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THOSE PORTIONS OF THE COMMON AREA  
LOCATED WITHIN THE UNIT.

PARCEL B:

TOGETHER WITH THE FOLLOWING APPURTENANT  
EASEMENTS:

- A. NONEXCLUSIVE EASEMENTS FOR INGRESS  
AND SUPPORT OF SAID PARCEL A  
THROUGH THE COMMON AREA AND FOR  
REPAIR OF SAID PARCEL A THROUGH ALL  
OTHER UNITS AND THROUGH THE  
COMMON AREA;
- B. AN EXCLUSIVE EASEMENT TO USE THE  
BALCONY, PATIO, STORAGE SHED AND  
CARPORTS APPURTENANT TO THE UNIT  
HEREIN DESCRIBED, AS THE SAME ARE  
SHOWN ON THE MAP.

PARCEL C:

AN UNDIVIDED .7860% INTEREST IN AND TO THE  
COMMON AREA AS THE SAME IS ESTABLISHED  
AND IDENTIFIED IN THE DECLARATION AND  
MAP, AND MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT A POINT NORTH 103.42 FEET AND  
EAST 549.29 FEET FROM THE WEST 1/4 CORNER OF  
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN, AND RUNNING  
THENCE NORTHWESTERLY ALONG THE ARC OF A  
100.00 FOOT RADIUS CURVE TO THE RIGHT 123.39  
FEET TO A POINT OF TANGENCY; THENCE NORTH  
18°10' WEST 327.91 FEET TO A POINT OF A 459.00  
FOOT RADIUS CURVE TO THE RIGHT; THENCE  
NORTHWESTERLY ALONG THE ARC OF SAID  
CURVE 55.41 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 11°15' WEST 162.00 FEET TO A  
POINT OF A 200.00 FOOT RADIUS CURVE TO THE  
RIGHT; THENCE NORTHERLY ALONG THE ARC OF  
SAID CURVE 39.27 FEET TO A POINT OF  
TANGENCY; THENCE NORTH 86.28 FEET TO A  
POINT OF A 25.00 FOOT RADIUS CURVE TO THE  
RIGHT; THENCE NORTHERLY AND EASTERLY  
ALONG THE ARC OF SAID CURVE 42.70 FEET TO A

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POINT OF A COMPOUND CURVE TO THE RIGHT, THE CENTER OF WHICH IS SOUTH 7°52'14" WEST 459.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 57.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74°54' EAST 784.16 FEET TO A POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 33.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1°16' WEST 489.55 FEET TO A POINT OF A 25.0 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE 39.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°52' WEST 579.71 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, THE FOLLOWING:

- A. NONEXCLUSIVE EASEMENTS APPURTENANT TO ALL UNITS FOR INGRESS AND EGRESS, SUPPORT AND REPAIR, AND
- B. EXCLUSIVE EASEMENTS APPURTENANT TO EACH UNIT FOR USE OF THE BALCONY, PATIO, STORAGE SHED AND CARPORTS AS SHOWN ON THE MAP.

PARCEL D:

TOGETHER WITH THE FOLLOWING EASEMENTS APPURTENANT TO THE COMMON AREA:

- A. NONEXCLUSIVE EASEMENTS THROUGH EACH UNIT FOR SUPPORT AND REPAIR OF THE COMMON AREA;
- B. NONEXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL OF THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS.

THE "MAP" REFERRED TO HEREIN IS "RECORD OF SURVEY MAP OF THREE FOUNTAINS YOUNG AMERICA TOWNHOUSES, PHASE NO. 1," RECORDED IN SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY NO 2044706, IN BOOK "CC" AT PAGE 13.


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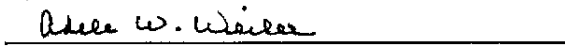
SUBJECT TO "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE 'THREE FOUNTAIN YOUNG AMERICA FAMILY TOWNHOUSES, PHASE NO. 1'" RECORDED AS ENTRY NO. 2044707 IN BOOK 2266 AT PAGES 98-126, SALT LAKE COUNTY RECORDER'S OFFICE.

SUBJECT TO A DEED OF TRUST IN FAVOR OF PRUDENTIAL FEDERAL SAVINGS AND LOAN ASSOCIATION DATED OCTOBER 29, 1965 AND RECORDED AT BOOK 2395, PAGES 266-269, SALT LAKE COUNTY RECORDER'S OFFICE.

SUBJECT TO AN ASSIGNMENT OF MORTGAGE IN FAVOR OF AMERICAN EQUITY CORPORATION RECORDED AT BOOK 2831, PAGE 59, SALT LAKE COUNTY RECORDER'S OFFICE.

WITNESS the hand of said Grantors, this 30 day of April, 1999

  
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GEORGE P. WEILER

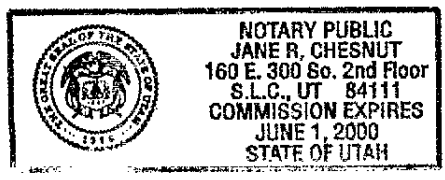
  
\_\_\_\_\_  
ADELE W. WEILER

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

On the 30 day of April, 1999, personally appeared before me, GEORGE P. WEILER and ADELE W. WEILER, the signers of the above instrument, who duly acknowledged to me that they executed the same.

  
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NOTARY PUBLIC  
STATE OF UTAH

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