

Recorded at Request of _____

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to GRANTEE Address 1557 Waterbury Way
Salt Lake City, UT 84121

WARRANTY DEED

KAREN FELLERHOFF _____ grantor
of _____, County of _____, State of Utah, hereby
CONVEY and WARRANT to

MICHAEL J. MILNER

of _____ grantee
TEN & NO/100-----DOLLARS,
and other good & valuable consideration
the following described tract of land in Salt Lake County,
State of Utah:

See attached EXHIBIT "A"

Subject to the general property taxes for the year 2000 and thereafter, and
any special assessments to become due. Subject to easements and restrictions
of record. Excepting therefrom all oil, gas and/or other minerals previously
reserved.

WITNESS, the hand of said grantor, this 3rd day of
JANUARY, A. D. 2000

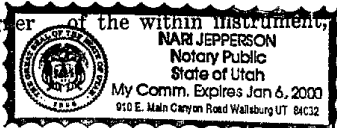
Signed in the Presence of

Karen Fellerhoff
KAREN FELLERHOFF

STATE OF UTAH, }
County of Summit } ss.

On the 3rd day of JANUARY, A. D. 2000
personally appeared before me KAREN FELLERHOFF

the signer of the within instrument, who duly acknowledged to me that she executed the
same.



[Signature]
Notary Public.

My commission expires 1/6/2000 Residing in Wallburg, UT

7548534

BK8334PG5975

EXHIBIT "A"

Lots 1 and 2, FELLERHOFF SUBDIVISION, according to the official plat recorded December 9, 1999 as Entry No. 7530478, records of Salt Lake County Recorder, Salt Lake County, Utah.

Subject to and together with a right-of-way as recorded in Book 7779, Page 0797, with the Salt Lake County Recorder's Office, 50 feet wide, the center line of which is described as follows: Beginning on the Easterly line of Wasatch-Bonneville Boulevard at a point due South 3363.76 feet and due East 1173.47 feet from the North Quarter Corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said quarter corner being North $0^{\circ}35'43''$ East 2625.30 feet from the center of said Section 14, basis of bearing being North $89^{\circ}35'06''$ East from the West quarter corner of said Section 14 to the center of said Section 14; and running thence South $43^{\circ}02'10''$ East 281.77 feet; thence North $67^{\circ}15'$ East 70.00 feet; thence South $66^{\circ}25'$ East 155.00 feet to the point of terminus.

Subject to and together with a right-of-way 2 rods wide for installation, maintenance and repair of culinary and/or irrigation water line, the centerline of which is described as follows: Beginning on the Easterly line of Wasatch-Bonneville Boulevard at a point due South 3363.76 feet and due East 1173.47 feet from the North Quarter Corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South $43^{\circ}02'10''$ East 281.77 feet; thence North $67^{\circ}15'$ East 70.00 feet; thence South $66^{\circ}25'$ East 155.00 feet; thence North $80^{\circ}31'30''$ East 174.86 feet; thence South $32^{\circ}30'$ East 216.00 feet; thence North $86^{\circ}10'$ East 180.00 feet.

7548534
01/05/2000 02:56 PM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
PARK CITY TITLE CO
1670 BONANZA DR #105
PARK CITY UT 84060
BY: ARG, DEPUTY - WI 2 P.

BK8334 PG5976