

★ * ★ * ★ OLD REPUBLIC
★ * ★ * Title Company of Utah

* * * * * #96090164

ENT 75537 BK 4069 PG 867
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1996 SEP 13 4:44 PM FEE 13.00 BY MM
RECORDED FOR OLD REPUBLIC TITLE OF UTAH

Return To:

Grantee: KEITH FARLEY
616 S. Main
Spanish Fork, Ut 84660

WARRANTY DEED

D. MIKE HERRING AND BECKIE HERRING, grantor, of PROVO, County of UTAH, State of UTAH, hereby CONVEY AND WARRANT to KEITH FARLEY, ~~husband and wife as joint tenants~~, grantee(s) of PROVO, Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following described tract of land in UTAH COUNTY, STATE OF UTAH:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO CURRENT GENERAL TAXES, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD. Together with a four foot wide right of way for a walking path which will extend Northerly from the Leda Farley property approximately 205 feet to the current walking path which runs parallel to the Provo River. This right of way is intended to be for the exclusive use of *
WITNESS, the hand(s) of said grantor, D. MIKE HERRING BECKIE HERRING, this 11th day of SEPTEMBER, 1996.

*Leda Farley, Keith Farley and their successors in interest.

D. Mike Herring
D. MIKE HERRING

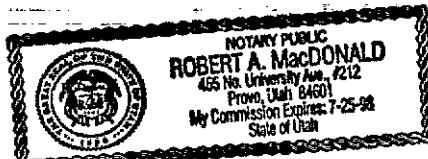
Beckie Herring
BECKIE HERRING

State of UTAH)
County of UTAH) ss.

On the 11th day of SEPTEMBER, A.D. 1996, personally appeared before me D. MIKE HERRING BECKIE HERRING, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Robert A. MacDonald
Notary Public

My commission expires:
Residing in:



SOUTH LOT

COMMENCING AT A POINT LOCATED WEST 2495.75 FEET AND SOUTH 514.65 FEET AND SOUTH 00 DEG. 28'55" WEST ALONG THE WESTERLY BOUNDARY OF PLAT "A" RIO VISTA SUBDIVISION 80.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE); THENCE CONTINUING SOUTH 00 DEG. 28'55" WEST ALONG SAID WESTERLY BOUNDARY LINE 85.00 FEET; THENCE NORTH 89 DEG.54'42" WEST 65.14 FEET; THENCE NORTH 58 DEG.06'28" WEST 116.46 FEET; THENCE NORTH 55 DEG.03'14" EAST 41.15 FEET; THENCE SOUTH 89 DEG.54'42" EAST 131.00 FEET TO THE POINT OF BEGINNING.

AREA = 0.242 ACRES

SOUTH PARCEL

COMMENCING AT A POINT LOCATED WEST 2497.13 FEET AND SOUTH 679.65 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE); THENCE SOUTH 00 DEG.28'55" WEST 311.18 FEET; THENCE WEST 49.01 FEET; THENCE NORTH 26 DEG.54'50" WEST 205.01 FEET; THENCE NORTH 88 DEG.45'54" WEST 186.57 FEET; THENCE NORTH 00 DEG.12'53" EAST 182.23 FEET; THENCE NORTH 88 DEG.42'24" EAST 166.25 FEET; THENCE SOUTH 58 DEG.06'28" EAST 116.46 FEET; THENCE SOUTH 89 DEG.54'42" EAST 65.14 FEET TO THE POINT OF BEGINNING.

AREA = 1.666 ACRES