

Founders Title Company S10759

ALAN SPRIGGS, SUMMIT CO RECORDER
2006 NOV 21 15:56 PM FEE \$19.00 BY CW
REQUEST: FOUNDERS TITLE COMPANY
Electronically Recorded by Simplifile

MAIL TAX NOTICE TO
JOHN W. HADLOW
1734 Mohawk Way
SLC, Utah 84108

Warranty Deed

NEIL C. DAWSON AND LONNIE DAWSON, GRANTOR

of Coalville, County of Summit, State of UTAH, hereby CONVEY and WARRANT to

JOHN W. HADLOW

GRANTEE of SLC, Utah for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in SUMMIT County, State of UTAH:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2007 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 21st day of November, A.D., 2006.

Signed in the Presence of:

_____)
_____)
_____)
_____)

Neil C. Dawson
NEIL C. DAWSON

Lonnie Dawson
LONNIE DAWSON

STATE OF UTAH
COUNTY OF SALT LAKE)

On the 21st day of November, A.D., 2006, Personally appeared before me NEIL C. DAWSON and LONNIE DAWSON, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Wende Harris
NOTARY PUBLIC
Residing at: Salt Lake City, Utah
My Commission Expires: 10-31-2008



Exhibit A

Beginning 6.36 rods South of the Northeast corner of the Southeast quarter of the Northwest quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 89°50' West 112.84 rods; thence South 18°48' East 14 rods; thence North 89°50' East 169.32 rods; thence North 18°48' West 14 rods; thence South 89°50' West 56.48 rods to the place of beginning.

Excepting, however, 0.5 acre, more or less, conveyed heretofore to Mary Brown Sargent by Quit Claim Deed recorded in Book "F" of Quit Claim Deeds page 501, and more particularly described as follows:

Beginning at a point 6.36 rods South and 56.48 rods North 89°50' East from the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 28, and running thence South 18°48' East 115 feet; thence South 89°50' West 200 feet; thence North 18°48' West 115 feet; thence North 89°50' East 200 feet to the place of beginning.

Also excepting therefrom the following described parcel:

A tract of land for highway known as Project No. 80-4 situated in the Southwest quarter of the Northwest quarter and Southeast quarter of the Northwest quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Meridian. Said tract of land is bounded on the Westerly side by a line parallel to and 194.0 feet distant Westerly from the center line of survey of the Eastbound land of said project and bounded on the Easterly side by the Westerly right of way line of the Park City Branch of the Union Pacific Railroad. Said center line is described as follows:*

Beginning at the intersection of the South boundary line of the grantors land and said center line of survey approximately at Engineer Station 914+62 which point is approximately 73 feet West and 969 feet North from the Southeast corner of said Southwest quarter of the Northwest quarter; thence North 9°31' West 235 feet, more or less, to the intersection of said center line of survey approximately at Engineers Station 916+97 and the North boundary line of said grantors land as shown on the official map of said project on file in the office of the State Road Commission of Utah.

Also excepting therefrom that portion of the Union Pacific Railroad right of way lying within the boundaries of said parcel.

Also excepting therefrom that portion of the U.S. Highway 189 lying within the boundaries of said parcel.

Also excepting therefrom the following described parcel:

Beginning at a point which is West 1536.33 feet and South 1475.40 feet from the North quarter corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on the Westerly right of way fence of a frontage road), and running thence South 09°07'05" East 230.45 feet along said fence line, thence South 88°45'57" West 267.35 feet along an existing fence line, thence North 18°48' West 236.35 feet, thence North 88°13'02" East 307.09 feet along an existing fence line to the point of beginning.

Also, excepting therefrom any portion of the herein described property lying within the bounds of the following:

Beginning at a point which is South 1427.89 feet and East 880.20 feet from the North ¼ Corner of Section 28; Township 2 North; Range 5 East; Salt Lake Base and Meridian; (said point being on the Westerly right of way line of Hoytsville Road) and running thence South 19°37'55" East 115.30 feet along said road line; thence South 87°35'54" West 203.10 feet along an existing fence line; thence North 00°26'58" West 113.90 feet along an existing fence line; thence North 88°53'02" East 165.11 feet to the point of beginning.

Also, excepting therefrom any portion of the herein described property lying within the bounds of the following:

Beginning at a point which is South 1103.77 feet and East 764.58 feet from the North ¼ Corner of Section 28; Township 2 North; Range 5 East; Salt Lake Base and Meridian; (said point being on the westerly line of Hoytsville Road) and running thence South 19°37'55" East 344.13 feet along said right of way line; (all remaining courses are along old existing fence lines), thence South 88°53'02" West 1321.01 feet; thence South 88°49'18" West 716.64 feet to the easterly right of way fence of the State of Utah Parks and Rec. Property; thence North 13°03'11" West 342.06 feet along said line; thence North 63°24'22" East 122.86 feet; thence North 62°35'58" East 48.46 feet; thence North 82°34'36" East 47.27 feet; thence South 81°54'17" East 53.14 feet; thence South 82°36'05" East 66.22 feet; thence South 20°07'39" East 73.47 feet; thence South 87°44'04" East 124.30 feet; thence North 88°35'00" East 1531.83 feet to the point of beginning.

The following is shown for informational purposes only: Tax Parcel No NS-537

BK1831 PG0433