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WHEN RECORDED, RETURN TO:

Salt Lake County Department of Contracts and Procurement
Real Estate Section
2001 South State Street, Suite N4500
Salt Lake City, UT 84190-3100

8402013
10/29/2002 04:25 PM NO FEE
Book - 8674 Pg - 3196-3201
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
BY: SLH, DEPUTY - WI 6 P.

8402013

QUIT-CLAIM DEED

F-58764

For good and valuable consideration and subject to the reservations set forth below, the Sherman S. Fitzgerald Family Partnership, Ltd., a Utah limited partnership, located and having a mailing address at 1128 East Pioneer Road, Draper, Utah 84020-9628 (as "Grantor"), hereby quitclaims to Salt Lake County (as "Grantee") that certain tract of land situated in Salt Lake County, Utah, and more particularly described in attached Exhibit A (the "Subject Property"). As used herein, when appropriate, the term Grantor includes Grantor's successors and assigns, and the term Grantee includes Grantee's successors and assigns.

RESERVATION OF EASEMENTS

The Grantor reserves the easements (the "Easements") described below. The Remainder Property (as defined below) shall be the dominant parcel and the Subject Property shall be the servient parcel.

1 Bridge Easements. The Grantor reserves a permanent, non-exclusive access and improvement easement (as described below) (the "Bridge Easements") over the three bridges marked on the plat map attached as Exhibit B (the "Plat Map"). The Bridge Easements over each of the three bridges shall be the full width of each respective bridge and shall extend the full width (over each of the three bridges) of the Subject Property. The bridges and the location of the Bridge Easements are more particularly described as follows:

A. Bridge A is marked on the Plat Map as Bridge A. Bridge A abuts Manfield Way (which is located at approximately 12650 South) and provides access (by going over the Subject Property) from Manfield Way over the Subject Property to property (the "Remainder Property") indicated on the Plat Map as Parcel A and Parcel B, which property is currently owned by the Grantor.

B. Bridge B is marked on the Plat Map as Bridge B. Bridge B abuts Cindy Lane (which is located at approximately 1120 East) and provides access (by going over the Subject Property) from Cindy Lane to the Remainder Property.

C. Bridge C is marked on the Plat Map as Bridge C. Bridge C is located approximately 370 feet west of Cindy Lane as indicated on the Plat Map and provides access (by going over the Subject Property) between the north and south ends of the Remainder Property.

Subject to the rights of Grantee set forth below, Bridge A, Bridge B and Bridge C (collectively, the "Bridges") shall not be altered, removed or relocated without the prior written consent of the Grantor. The Grantor shall have full and unhindered access to, over and across the Bridges. The Grantor may improve the surfaces over the Bridges in anyway, including without limitation, by landscaping, paving and installing curb and gutter over the surfaces. The Grantor may enhance and adorn the Bridges in any way to improve their appearance. The Grantor may install a fence or any other barrier on the Bridges to restrict access to the Remainder Property, except that such barrier must allow (in the reasonable discretion of Salt Lake County) Salt Lake County or emergency personnel to breach the barrier with reasonable effort and cross the Bridges in the event of an emergency. The Grantor may grant unlimited and continuous access to the Remainder Property over the Bridges to any person or persons or to the general public.

2. Utility Easement. The Grantor reserves a permanent, non-exclusive utility easement (the "Utility Easement") across, over and under the Subject Property for the installation, location and maintenance of utilities to benefit any improvement or development on the Remainder Property. The Grantor may allow any utility, for the purpose of installing, locating and maintaining any utility, unlimited and continuous use of the Utility Easement.

3. Function of Flood Channel. The Grantor shall be entitled to full and unrestricted use and enjoyment of the Easements, except to the extent any such use unreasonably interferes with Salt Lake County's operation or maintenance of, or access to, the flood channel underlying the Bridges.

The undersigned hereby acknowledges and affirms to the notary public named below that the undersigned appeared before such notary public and either executed this deed before such notary public or acknowledged to such notary public that the undersigned executed this deed for the purposes stated in it.

DATED as of the 22 day of October 2002.

GRANTOR:

SHERMAN S. FITZGERALD FAMILY
PARTNERSHIP, LTD.


Sherman S. Fitzgerald
General Partner

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

Real Property located in Salt Lake County, Utah, more particularly described as follows:

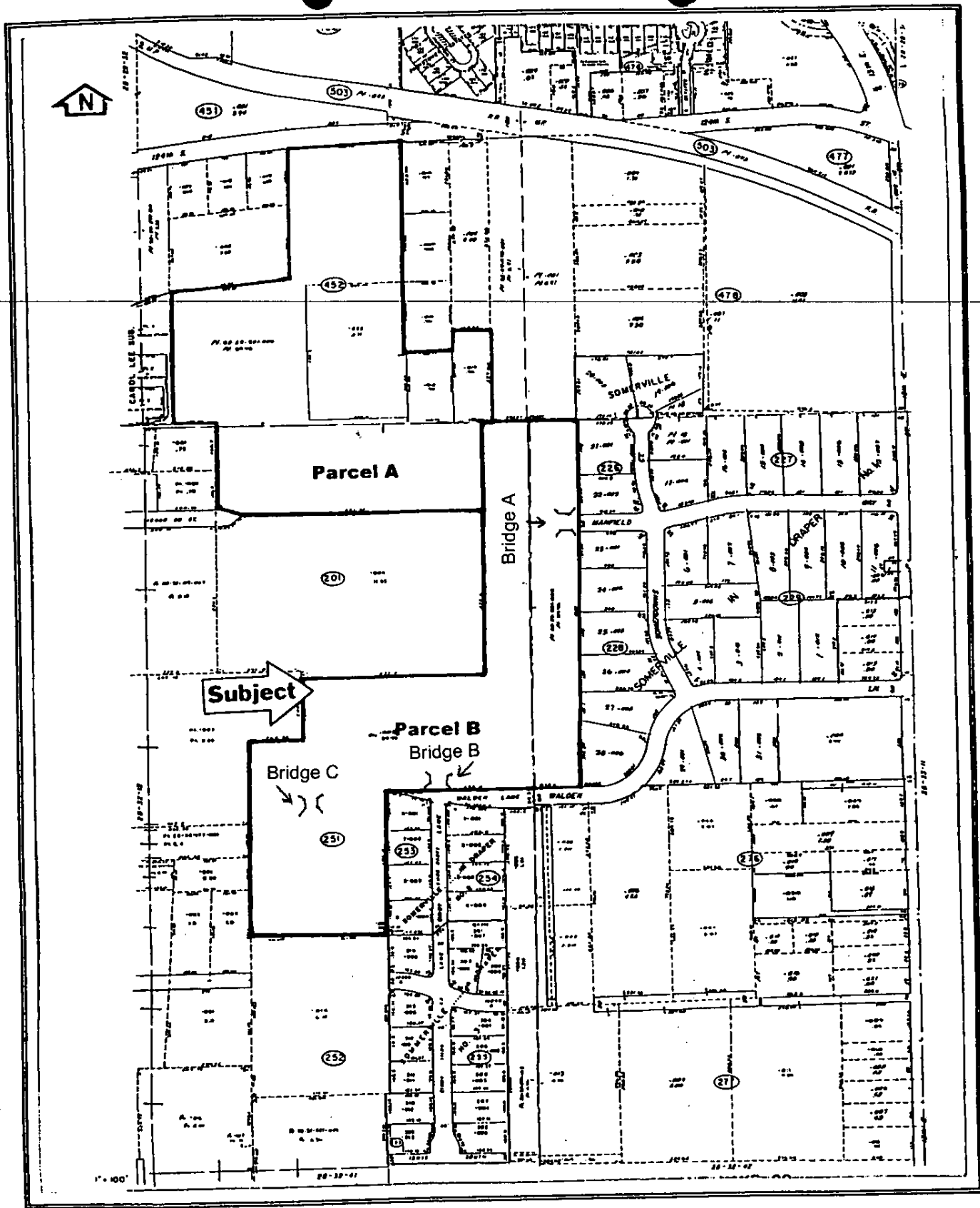
A parcel of land in fee for "Willow Creek Channel Reconstruction Project No. FV 94-0164," a Salt Lake County Project, being part of an entire tract of property, situate in the NE1/4 of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows:

Beginning at a fence corner which is 1340.72 feet S. 0°07'25" W. along the Section line and 1153.07 feet N. 89°35'58" W. and 673.28 feet S. 89°59'47" W. from the Northeast corner of said Section 32, which point is also the Northwest corner of Lot 8, Somerville...in Draper No. 2, a subdivision located in part of the NE ¼ of said Section 32; thence S. 77°01'28" W. 481.63 feet to a westerly boundary and fence line of said entire tract; thence N. 0°48'00" E. 61.78 feet (North record bearing) along said westerly boundary and fence line; thence N. 77°01'28" E. 473.70 feet; thence N. 89°54'19" E. 591.47 feet; thence N. 45°15'09" E. 41.49 feet; thence N. 0°36'00" E. 1242.95 feet to a northerly boundary line of said entire tract; thence S. 89°59' E. 60.00 feet along said northerly boundary line to a northeast corner of said entire tract; thence S. 00°36'00" W. 1308.31 feet along an easterly boundary and fence line to a southeast corner of said entire tract; thence S. 89°59'47" W. 12.37 feet along a southerly boundary line to an interior corner of said entire tract; thence S. 12.02 feet along an easterly boundary line to an interior corner of said entire tract; thence East 12.24 feet along a northerly boundary line to a northeast corner of said entire tract; thence S. 00°36'00" W. 11.66 feet along an easterly boundary line to a southeast corner of said entire tract; thence S. 89°54'19" W. 673.14 feet along a southerly boundary line to the point of beginning. The above described part of an entire tract contains 145872 square feet in area of 3.349 acres.

SUBJECT TO all restrictions, reservations and other conditions of record as may be disclosed by a record examination of title.

EXHIBIT B

(Annotated Plat Map)



SALT LAKE COUNTY PLAT MAP