

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

Recorded at Request of Gallian, Westfall, Wilcox & Welker, L.C., 59 S. 100 E., St. George, UT 84770
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to Maxine A. Graff Address 470 E. 400 N., Spanish Fork, UT 84660

WARRANTY DEED

CITY OF SANTA CLARA (formerly known as Santa Clara Town), a Utah Grantor,
municipal body politic
of St. George, County of Washington, State of Utah,
hereby CONVEYS and WARRANTS to the MAXINE A. GRAFF FAMILY LIVING TRUST,
dated 11/18/99, Maxine A. Graff, sole Trustee,
of 470 E. 400 N., Spanish Fork, UT 84660 for the sum of
TEN (\$10.00)-----DOLLARS,
and other good and valuable consideration
the following described tract of land in Washington County,
State of Utah:

(See Exhibit A attached hereto)

SUBJECT TO easements and rights-of-way of record

RESERVING unto Grantor a public utility easement for the maintenance, construction, repair, and replacement of utilities and drainage in the Westerly 30' of the property described above.

WITNESS, the hand of said grantor, this 24th day of
September, A. D. 2003.

Signed in the Presence of
Barbara Salmon

CITY OF SANTA CLARA
By: Walter Drake
Its: Mayor

STATE OF UTAH)
ss.)
County of Washington)

On the 24th day of September, A.D. 2003, personally appeared before me
Dennis Drake, the Mayor of the City of Santa Clara City, a Utah municipal body politic, and
signer of the within instrument, who duly acknowledged to me that he executed the same pursuant to authority
of the City Council of the City of Santa Clara.

Barbara Salmon
Notary Public

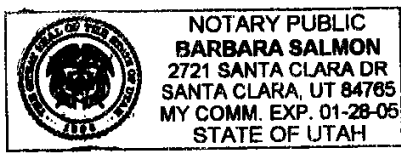


EXHIBIT "A" - LEGAL DESCRIPTION

A parcel located in the Southeast Quarter (SE $\frac{1}{4}$) of Section 8, Township 42 South, Range 16 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point which is located North 0°30'15" West along the center Section Line 445.95 feet from the Quarter common to Sections 8 and 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North 0°30'15" West along the Center Section Line 667.61 feet to a point on the South Line of old State Highway 91; thence South 26°34'04" East along said South right of way of Highway 91, 821.94 feet; thence South 63°25'56" West 61.28 feet; thence North 72°48'22" West 321.29 feet to the point of beginning.
