

9218331 WHEN RECORDED, MAIL TO:

Donald Jay Berman and M. Denise Berman  
12021 Hidden Valley Club Drive  
Sandy, Utah 84092

9218331  
11/8/2004 11:21:00 AM \$12.00  
Book - 9058 Pg - 3188-3189  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## QUIT-CLAIM DEED

**Hidden Valley Country Club, a Utah non-profit corporation fka The Fort Douglas Country Club**, organized and existing under the laws of the State of Utah, with its principal office in Sandy, County of Salt Lake, State of Utah, grantor, hereby QUIT-CLAIMS to **Donald Jay Berman and M. Denise Berman, as joint tenants with full rights of survivorship**, grantees, of Salt Lake County, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following-described tract of land in Salt Lake County, State of Utah:

### Legal Description Parcel 1

BEGINNING at a point S 89°55'21" E 36.103 feet along section line, and due South 1540.521 feet and S 5°00'00" W 131.90 feet from the North quarter corner of Section 28, Township 3 South, Range 1 East, Salt Lake Base and Meridian; said point also being S 5°00'00" W 18.074 feet from the Northeast corner of Lot 250, Hidden Valley Country Club Estates No. 2 Subdivision, as recorded; thence N 5°00'00" E, 247.392 feet, along the East line of said subdivision and the East line of Hidden Valley Country Club Estates Subdivision; thence N 31°00'00" W, 190.817 feet, along said subdivision, said point also being N 31°00'00" W, 21.500 feet from the Southeast corner of Lot 21 of said subdivision; thence N 36°04'10" E, 55.632 feet, thence S 74°41'53" E, 50.515 feet; thence S 56°04'13" E, 58.094 feet; thence S 4°19'03" E, 62.114 feet; thence S 7°28'17" E, 48.927 feet; thence S 25°47'44" E, 40.042 feet; thence S 4°28'13" W, 132.928 feet; thence N 85°00'00" W 10.000 feet; thence S 4°28'12" W, 275.908 feet; thence N 85°00'00" W, 52.000 feet, to the East line of Lot 250, Hidden Valley Country Club Estates No. 2 Subdivision; thence N 5°00'00" E, 140.000 feet to the POINT OF BEGINNING; said described tract containing 38,925 Square Feet, or 0.89 Acres, more or less.

**Pt. 28-28-251.001**

Subject to easements, covenants, restrictions, rights-of-way and reservations appearing of record enforceable in law and equity.

Subject to the following **Restrictive Covenant** which shall run with the land in perpetuity: This conveyance given and accepted with the restriction that no permanent structure of any type shall be erected on the above-described property.

The officer who signs this deed hereby certifies that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

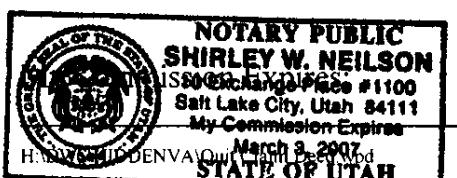
IN WITNESS WHEREOF, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this 7 day of September, 2004.

**Hidden Valley Country Club  
a Utah non-profit corporation**

By   
David W. Slagle

STATE OF UTAH )  
COUNTY OF Salt Lake )  
:ss. )

On the 7<sup>th</sup> day of September, 2004, personally appeared before me David W. Slagle, who being by me duly sworn, did say, that he is the President, of Hidden Valley Country Club, a Utah non-profit corporation and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said and each duly acknowledged to me that said corporation executed the same.



**NOTARY PUBLIC**

Residing at: Salt Lake County, Utah