

Richard C. Cahoon
Durham Jones & Pinegar
111 East Broadway, Suite 900
P.O. Box 4050
Salt Lake City, Utah 84110

Warranty Deed PAGE 1/2
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 14.00 BY FRANKLIN M BOYDEN



MAIL TAX NOTICE TO:
FRANKLIN M BOYDEN
4500 Hillview Way
SACRAMENTO CA 95822

PARCEL I.D. CT-85 CT-86

FRANKLIN M. BOYDEN, Grantor, hereby conveys and warrants to the FRANKLIN MAURICE BOYDEN FAMILY TRUST dated January 10, 1994, Grantee, for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, all of his right, title and interest in and to that certain parcel of real property located Coalville, Summit County, Utah, which is more particularly described as follows:

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.


Franklin M. Boyden
FRANKLIN M. BOYDEN

STATE OF UTAH)
)
 : SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20th day of May, 2011, by Franklin M. Boyden.



was acknowledged before me this 20th day of March



NOTARY PUBLIC
Residing at: Salt Lake

My Commission: 3/08/2014

Exhibit "A"

A tract of land commencing at a point that is 139.5 feet South 66°30' West of the northeast corner of Lot four of Block seventy-nine, Plat "B", Coalville City Survey, said county and state, and running thence South 23°30' East $3\frac{1}{4}$ rods; thence South 66°30' West 25.50 feet; thence South 23°30' East $8\frac{3}{4}$ rods; thence South 66°30' West 47.50 feet; thence North 23°30' West 12 rods; thence North 66°30' East 73 feet to the place of beginning, situated in the southeast quarter of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian.

Also, a tract of land being a part of Lot 4 of Block 79, Plat "B", Coalville City Survey, said county and state, and more particularly described as beginning at a point that is 3.25 rods South 23°30' East of a point that is 10 rods South 66°30' West from the Northeast corner of the above described block, and running thence North 66°30' East 20 feet; thence South 23°30' East 12 feet; thence South 66°30' West 20 feet; thence North 23°30' West 12 feet to the place of beginning, containing 240 square feet, more or less.

BEG 107.5 FT N 66°30' E OF NW COR BLK 79 PLAT B COALVILLE TOWNSITE TH N 66°30' E 10 FT
S 23°30' E 117.5 FT; S 66°30' W 10 FT; N 23°01' W 117.5 FT TO BEG TWD31
WWD157 M151-56

Also, the improvements thereon and the water and water rights appurtenant thereto or used in connection therewith, particularly in the Coalville City Ditch, a corporation.