

9704478
04/25/2006 04:28 PM \$12.00
Book - 9285 Pg - 1935-1936
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
RAY QUINNEY & NEBEKER
PO BOX 45385
SLC UT 84145-0385
BY: AMF, DEPUTY - MA 2 P.

2

Recorded at the Request of
John R. Madsen, Esq.
Ray Quinney & Nebeker P.C.
36 South State Street, #1400
Salt Lake City, UT 84111

Mail Tax Notice to:
Lyle Peggy Duncan
2050 East Millstream Lane
Salt Lake City, UT 84109

Space above for County Recorder's use

PARCEL I.D. #22-23-328-028-0000

WARRANTY DEED

Lyle Peggy Duncan, Grantor, hereby CONVEYS AND WARRANTS to Lyle Peggy Duncan and Kellie Kalberer, or their successors, as Trustees of the Lyle Peggy Duncan Trust dated February 1, 2001, as amended, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached

WITNESS the hand of said Grantor, this 24 day of April, 2006.

Lyle Peggy Duncan
Lyle Peggy Duncan

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

The foregoing instrument was acknowledged before me this 24 day of April, 2006, by Lyle Peggy Duncan.

Jeri A Krueger
Notary Public

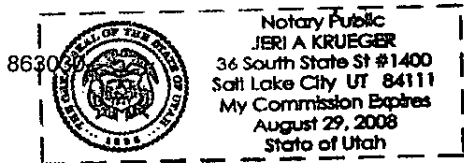


EXHIBIT "A"

BEGINNING AT A POINT NORTH 89°47'30" EAST 6 FEET FROM THE SOUTHEAST CORNER OF LOT 1, NERECREEK CHASE ADDITION NO. 1, A SUBDIVISION, A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°12'30" WEST 180 FEET; THENCE NORTH 89°47'30" EAST 84 FEET; THENCE SOUTH 0°12'30" EAST 180 FEET; THENCE SOUTH 89°47'30" WEST 84 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, NERECREEK CHASE ADDITION NO. 1, A SUBDIVISION, A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 0°12'30" WEST 50 FEET; THENCE NORTH 89°47'30" EAST 90 FEET; THENCE SOUTH 0°12'30" EAST 50 FEET; THENCE SOUTH 89°47'30" WEST 90 FEET TO THE POINT OF BEGINNING. ALSO 21 MINUTES OF WATER FROM THE KELLER DITCH EACH WEEK ON SATURDAY BETWEEN 2:57 a.m. and 3:18 a.m.

863030