

Recorded at request of CARDON ABSTRACT CO. APR 6 1944

at 1054 of Book 110 Cornelia S. Lund, Recorder S. L. County, Utah

By J. E. Woodbury, Dep. Book 111 Page 536 Ref: 88-73-41

SPECIAL WARRANTY DEED

WOODBURY CORPORATION, a corporation organized and existing under the laws of Utah, grantor, hereby conveys and warrants to JOSEPH A. GUNDERSEN and IENCFE C. GUNDERSEN, his wife, as joint tenants, not as tenants in common, with full rights of survivorship, grantees, of Salt Lake City, Utah, for the sum of Ten Dollars and other valuable and adequate consideration the following described tract of land in Salt Lake County, State of Utah:



All of lots 23, 24, 25, and 26, Block 5, Clermont Subdivision.

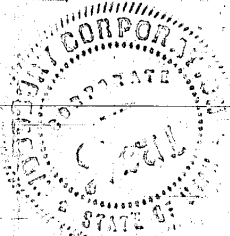
Subject to the following restrictions:

No dwelling costing less than \$3500.00 or having a ground floor area of less than 700 square feet shall be erected wholly or partially on this property. No building shall be erected nearer than 30 feet from the front property line. No garage or other outbuilding, basement, tent, shack, or trailer shall be used for living quarters. Property to be used, owned or occupied only by persons of the white race. Restrictions are binding until January 1, 1967.

Grantor warrants only against all acts of itself, its successors and assigns.

This conveyance is made pursuant to a resolution duly passed by the Board of Directors of the grantor above named.

In Witness Whereof, the said grantor this 4th day of April, 1944, has caused these presents to be executed in its corporate name and under its corporate seal by its officers hereunto duly authorized.



WOODBURY CORPORATION, a Utah Corporation

By: J. E. Woodbury
President

By: Melvin L. Woodbury
Secretary

State of Utah)
County of Salt Lake) ss.

On this 4th day of April, 1944, personally appeared before me F. Crin Woodbury and Melvin L. Woodbury, who being by me duly sworn, say that they are the President and Secretary, respectively of Woodbury Corporation, the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said President acknowledged to me that said corporation executed the same.



Commission expires 5/26/44 F. Crin Woodbury Notary Public