

WHEN RECORDED MAIL TO:

ROBERT M. WEBSTER
222 WEST 92ND SOUTH
SANDY, UT 84070

600 EAST STOKES AVE.
DRAPER, UTAH 84020

4881195
12 FEBRUARY 90 04:12 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SUPERIOR TITLE
REC BY: KARMA BLANCHARD, DEPUTY

WARRANTY DEED

16101-SE

4881195
Tamo T. Maynard, grantor,
of RIVERTON, County of SALT LAKE, State of Utah,
hereby CONVEY and WARRANT to

Robert M. Webster, grantee,
of SANDY, County of SALT LAKE, State of Utah,
for the sum of Ten dollars and other good and valuable consideration,

the following tract of land in SALT LAKE County, State of Utah, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

WITNESS the hand of said grantor, this 05 day of February, 1990.

Tamo T. Maynard
TAMO T. MAYNARD

STATE OF UTAH
COUNTY OF SALT LAKE

On the 05 day of February, 1990, personally appeared before me
TAMO T. MAYNARD, the signer of the foregoing instrument, who duly acknowledged to me the
the same.

Brian C. Butters
Notary Public

My Commission Expires: 11/07/93

Residing at: SOUTH JORDAN, UT

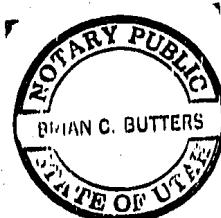


EXHIBIT A

Beginning at a point which is West 158 feet West and North 304.50 feet from the Southeast corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 46.062 feet; thence South 70.000 feet thence West 117.730 feet to the East line of the Draper-Jordan Canal; thence North 3 52'00" East 140.620 feet along the East line of said Canal; thence East 154.310 feet; thence South 70.300 feet to the point of beginning.

Together with a right of way to be used jointly with the Sellers, over the following described tract of land, to-wit: Commencing at a point 42 feet East and 304.50 feet North of the Southeast corner of said Section 1; and running thence North 14 feet; thence West 200 feet; thence South 14 feet; thence East 200 feet to the place of beginning.

8336197 rev 2050

Commitment No. 16101-88

SCHEDULE B - Section 1

4931664

FILED IN JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, UTAH

JUN 07 1990

By PG MAIL
Deputy Clerk

GARY E. DOCTORMAN (0895)
HOWARD C. YOUNG (5420)
of and for
PARSONS, BEHLE & LATIMER
Attorneys for Plaintiffs,
Valley Bank and Trust Co. and
Tam Maynard
50 West Broadway, Suite 400
P.O. Box 11898
Salt Lake City, Utah 84147-0898
Telephone: (801) 532-1234

WAYNE H. BRAUNBERGER
of and for
ASHTON, BRAUNBERGER, FOULSEN
& BOUD
Attorneys for Plaintiff, Floral
Design Wholesale, Inc.
302 West 5400 South, #103
Salt Lake City, Utah 84107
Telephone: (801) 263-0300

15.50
4931664
21 JUNE 90 12:20 PM
KATIE L. DIXON
RECODER, SALT LAKE COUNTY, UTAH
ASHTON BRAUNBERGER FOULSEN
302 W 5400 S SUITE 103 MURRY UT 84107
REC BY: SHARON WEST , DEPUTY

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY

STATE OF UTAH

* * * * *

VALLEY BANK AND TRUST CO.,
Trustee of the M. Eldon and
Gladys M. Barnes Revocable
Trust, FLORAL DESIGN
WHOLESALE, INC., and
TAM MAYNARD,

Plaintiffs,

) ORDER AND DECREE

vs.

REED A. BOWTHORPE,
and MABEL BOWTHORPE, husband
and wife, THE HEIRS OF
LOUISE H. CHARTER,
and all other persons
unknown, claiming any right,
title, estate, lien, or
interest in the real

8K6230PG1581

property described in the)
Complaint adverse to)
plaintiffs' ownership, or)
any cloud upon plaintiffs')
title thereto,) Civil No. 900900089
Defendants.) Homer F. Wilkinson

* * * * *

In this matter, on December __, 1989, plaintiffs Valley Bank and Trust Company ("Valley Bank"), Tam Maynard ("Maynard"), and Floral Design Wholesale, Inc. ("Floral Design") filed a Complaint against Reed A. Bowthorpe, Mabel Bowthorpe (collectively the "Bowthorpes"), Louise H. Charter and her heirs, and all others claiming an interest in real property located at approximately 9330 South State Street, City of Sandy, County of Salt Lake, State of Utah, more particularly described as:

Beginning at an existing rebar located in the sidewalk, said point represents the Southeast Corner of the Bowthorpe Property and is located North 410.389 feet and South 89°15'11" East 41.601 feet from the Southwest Corner of Lot 7, Section 4, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running; thence South 10.607 feet; thence West 353.907 feet; thence North 3°52'00" East 15.242 feet; thence South 89°15'11" East 352.910 feet to the point of beginning.

(Hereinafter the "Deed Gap Property"). Plaintiffs sought to quiet title to the Deed Gap Property based on a claim of adverse possession.

Service was made personally on the Bowthorpes, who have entered an appearance, and by publication to Louise H. Charter and all other persons claiming an interest in the Deed Gap Property. The period to answer the Complaint has passed and no one further has entered an appearance to claim an interest in the Deed Gap Property. The default of Louise H. Charter and all others claiming an interest in the Deed Gap Property has been duly entered.

The Bowthorpes have entered into a Stipulation with the plaintiffs agreeing to a boundary line between the parties' properties, which boundary line is the south property line of the Bowthorpes' property and the north property line of the plaintiffs' properties. The Bowthorpes have disclaimed any interest in the plaintiffs' property south of the boundary line and the plaintiffs have disclaimed any interest in the Bowthorpes' property located north of the boundary line.

Based on the Stipulation and the motion of the parties, and good cause appearing therefore,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the boundary line describing the north boundary of plaintiffs' properties and the south boundary of the Bowthorpes property is established as follows:

Beginning at an existing rebar located in the sidewalk, said point represents the Southeast Corner of the Bowthorpe Property

and is located NORTH 410.389 feet and S 89°15'11" E 41.601 feet from the Southwest Corner of Lot 7, Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running; thence N 89°15'11" W 368.731 feet to the center line of the Draper-Jordan Canal.

(Hereinafter the "Boundary Line.")

The disclaimer of the Bowthorpes is hereby entered, disclaiming any right, title, or interest of the Bowthorpes in that portion of the Deed Gap Property located north of the property owned by Valley Bunk and south of the Boundary Line, and title is hereby quieted in Valley Bank to said property, described more particularly as:

Beginning at a point NORTH 410.389 feet and N 89°15'11" W 91.008 feet from the Southwest Corner of Lot 7, Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running; thence South 12.335 feet; thence West 67.000 feet; thence North 13.209 feet; thence S 89°15'11" E 67.006 feet to the point of beginning.

* The disclaimer of the Bowthorpes is hereby entered, disclaiming any right, title, or interest of the Bowthorpes in that portion of the Deed Gap Property located north of the property owned by Floral Design, south of the Boundary Line, and title is hereby quieted in Floral Design to said property, described more particularly as:

Beginning at an existing rebar located in the sidewalk, said point represents the Southeast Corner of the Bowthorpe Property and is located North 410.389 feet and S 89°15'11" E 41.601 feet from the Southwest

Corner of Lot 7, Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running; thence South 10.607 feet; thence West 132.597 feet; thence North 12.335 feet; thence S $89^{\circ}15'11''$ E 132.609 feet to the point of beginning.

The disclaimer of the Bowthorpes is hereby entered, disclaiming any right, title, or interest of the Bowthorpes in that portion of the Deed Gap Property located north of the property owned by Maynard, or his assignee, and south of the Boundary Line, and title is hereby quieted in Maynard, or his assignee, to said property, described more particularly as:

Beginning at a point North 410.389 feet and N $89^{\circ}15'11''$ W 158.014 feet from the Southwest Corner of Lot 7, Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running; thence South 13.209 feet; thence West 154.310 feet; thence N $3^{\circ}52'00''$ E 15.242 feet; thence S $89^{\circ}15'11''$ E 153.295 feet to the point of beginning.

The disclaimer of Valley Bank, Floral Design, and Maynard, or his assignee, is hereby entered, disclaiming any right, title, or interest of the plaintiffs in the property of the Bowthorpes located north of the Boundary Line, described more particularly as:

Beginning at an existing rebar located in the sidewalk, said point represents the Southeast Corner of the Bowthorpe Property and is located NORTH 410.389 feet and S $89^{\circ}15'11''$ E 41.601 feet from the Southwest Corner of Lot 7, Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running; thence N $89^{\circ}15'11''$ W 368.731 feet to the center line of the Draper-Jordan Canal;

thence N 6°00'00" E 95.718 feet along said center line; thence EAST 358.694 feet; thence SOUTH 100.000 feet to the point of beginning.

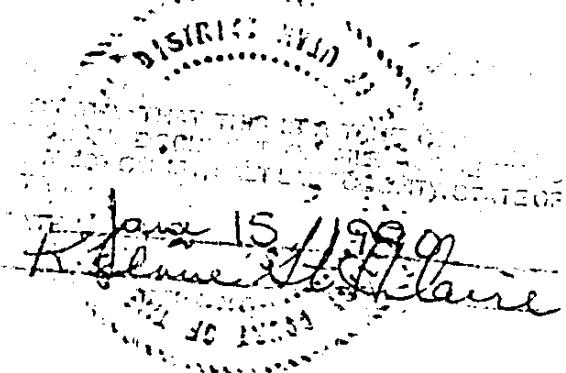
Any party may cause this Order to be recorded with the Salt Lake County Recorder's Office.

ENTERED this 7 day of June, 1990.

BY THE COURT:

J. F. McLean
DISTRICT COURT JUDGE

391:032790B



4992852

GRANTEE'S ADDRESS

1325 South Main
Salt Lake City, Utah
27-01-477-019
27-01-477-020



ASSOCIATED TITLE COMPANY

Order No. A-95444

4992852
26 NOVEMBER 90 09:40 AM
KATIE L. DIXON
RECODER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: DOROTHY SINFIELD, DEPUTY

QUIT-CLAIM DEED

[CORPORATE FORM]

VALLEY BANK & TRUST COMPANY, SUCCESSOR TO
VALLEY BANK INVESTMENT COMPANY

, a corporation
organized and existing under the laws of the State of Utah, with its principal office at
, of County of Salt Lake , State of Utah,
grantor, hereby QUIT CLAIMS to

ROBERT M. WEBSTER

of
Ten dollars and other good and valuable considerations ----- DOLLARS,

the following described tract of land in Salt Lake County,
State of Utah:

Beginning at a point East 40.88 feet and North 234.50 feet and West 244.89 feet and North 16.537 feet from the Southeast Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 10.463 feet; thence West 122.361 feet to the East bank of the Jordan Irrigation Company's canal; thence South 5 degrees 47 minutes 30 seconds West 10.517 feet along said East bank to a point due West of the point of beginning; thence East 123.423 feet to the point of beginning. Some surveys indicate two locations from the Southeast corner of Section 1. These corners are due North/South of each other by 24.44 feet. The Southeast corner of Section 1 referred to in this Quit Claim Deed is the South-erly most corner of the two.

The officers who sign this deed hereby certify 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 and seal to be hereunto affixed by its duly authorized officers this 23RD day of October , A. D. 19 90

R. ANDREW VOLKMAN

R. ANDREW VOLKMAN, VICE PRESIDENT
[CORPORATE SEAL]

VALLEY BANK & TRUST COMPANY, SUCCESSOR TO
VALLEY BANK INVESTMENT Company

By

MARY ALICE NORMAN, SENIOR VICE President.

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Associated Title Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

STATE OF UTAH,

County of

On the 23RD day of October , A. D. 1990
personally appeared before me MARY ALICE NORMAN and R. ANDREW VOLKMAN
who being by me duly sworn did say, each for himself, that he, the said MARY ALICE NORMAN
is the President, and he, the said R. ANDREW VOLKMAN is the ~~VICE PRES.~~ VICE PRES.
of Valley Bank ~~TRUST~~ Company Company 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 MARY ALICE NORMAN and R. ANDREW VOLKMAN
each duly acknowledged to me that said corporation executed the same and that the seal affixed
is the seal of said corporation.

Notary Public.

My commission expires

