

1589129

BOOK 1500 PAGE 424

Recorded APR 29 1958 at 1:09 P. m.  
Request of Elliott Evans  
Fee Paid. Hazel Taggart Chase,  
Recorder, Salt Lake County, Utah  
\$ 1.70 By Assistant Deputy  
Ref.

WARRANTY DEED

1003 Const Bank  
S. L. C.

C. ELLSWORTH HANSEN and FLORENCE HANSEN, his wife, Grantors, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to HANSEN CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of Utah, Grantee, with principal place of business at 6480 South Highland Drive, Salt Lake City 17, Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Beginning on the East line of Highland Drive at the Southwest corner of the property leased by Grantors to W. W. Mertlich by lease dated September 30, 1953, recorded in the Office of the County Recorder of Salt Lake County on September 30, 1953 in Book 1037 at Page 572, Entry No. 1345877, which point is, from the Southeast corner of Section 16, Township 2 South, Range 1 East, Salt Lake Base and Meridian North 89° 56' West 216.11 feet, thence North 0° 27' East 613.80 feet, thence South 89° 33' East 40 feet, thence South 0° 27' West 68.3 feet to a point of tangency with an 1106.3 foot radius curve to the left, thence Southeasterly 81.60 feet along the arc of said curve; and thence from said point of beginning South 88° 30' East along the South line of the property leased to W.W. Mertlich 375 feet, thence South 1° 30' West 195 feet, thence North 88° 30' West 338 feet, more or less, to the East line of Highland Drive, and thence Northerly along the East line of Highland Drive 198 feet, more or less to the point of beginning.

Together with a right-of-way 30 feet wide for ingress and egress between the above described property and 6200 South Street to be used for vehicular and other travel jointly by Grantee and Grantors and their successors and assigns and the customers and patrons of places of business on the above described land and on other land owned by Grantors, the center line of said right-of-way being described as follows: Commencing at a point on the North side of 6200 South Street, which point is from the Southwest corner of Section 15, Township 2 South, Range 1 East, North 32.2 feet and North 89° 40' East 89 feet along the East side of 6200 South Street; and thence from said point of beginning North 233 feet, more or less, to the South line of the above described tract of land. This right-of-way may at the option and expense of Grantors at any time be changed or recharged to a different location by written notice from them of said change of location to Grantee, and provided that during the process of said change the old right-of-way be maintained unobstructed until the changed right-of-way is ready for use, and provided also that said right-of-way as changed be not more than 18 feet to the West of its above location and not further East than the East line of the first above described property. In the event of a change or changes

in the location of said right-of-way after the right-of-way as above described has been improved by being hard-surfaced at the expense of Grantee, Grantors will hard-surface or improve the new or changed right-of-way at their expense with the same type of improvement or hard-surfacing. That in the event that property of Grantors on the South of the first above described property is developed so that there is a hard-surfaced parking area thereon including passageways for vehicular traffic from 6200 South Street to the first above described property, then said right-of-way may be discontinued and Grantee will accept the right to use the established passageways in lieu of said right-of-way.

WITNESS, the hands of said grantors, this 28~~th~~ day of April, 1958.

Signed in the Presence of

Elliott W. Evans  
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C. Ellsworth Hansen

Florence Hansen

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

On the 28~~th~~ day of April A.D., 1958, personally appeared before me C. ELLSWORTH HANSEN and FLORENCE HANSEN, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Elliott W. Evans  
NOTARY PUBLIC



My Commission Expires: July 22, 1959 . Residing in Salt Lake City, Utah