

recorded at Request of

Serial & Serial

MAY 10 1946

at 3.33 Fee paid \$1.90 Cornelia S. Lund, Recorder S. L. County, Utah

1040440

By *F. D. Huntsman*, Dep. Book 473 Page 378 - *C-32-7-12+23*AGREEMENT AND CONVEYANCE

This Agreement, made and entered into this ^{25th} day of March, 1946, by and between Charles Francis Hegney and Katie M. Hegney, his wife, and Gladys Marie Peterson (hereinafter referred to as "Hegneys"), Parties of the First Part, and F. D. Huntsman, Party of the Second Part;

W I T N E S S E T H:

RECITALS:

Hegneys have record title to the following described portion of Lot 5, Block 63, Plat "A", Salt Lake City Survey, situated in Salt Lake City, Salt Lake County, Utah, to-wit:

Parcel I

Commencing at the Northwest corner of said Lot 5 and running thence South 10 rods; thence East 12 rods; thence North 10 rods; thence West 12 rods to the place of beginning.

Huntsman has record title to following described portion of Lot 4 of said Block 63, to-wit:

Parcel II

Commencing at the Northwest corner of said Lot 4 and running thence North 89 deg. 53 min. 07 sec. East 120 feet; thence South 0 deg. 03 min. 33 sec. East 12 feet; thence North 89 deg. 53 min. 07 sec. East 35 feet; thence South 0 deg. 03 min. 33 sec. East 52.82 feet; thence South 74 deg. 34 min. West 108.06 feet; thence South 59 deg. 37 min. 27 sec. West 58.85 feet; thence North 0 deg. 03 min. 33 sec. West 123.05 feet to the place of beginning,

which adjoins said portion of Lot 5.

Huntsman owns a building located on his said property, a portion of the north wall of which encroaches upon said Lot 5. The area of said encroachment is particularly described as follows; to-wit:

Parcel III

22.42
Beginning on the North line of Lot 4, Block 63, Plat "A", Salt Lake City Survey, at a point 20.0 feet East of the Northwest Corner of said Lot 4; thence Easterly along the North line of said Lot 4, North 89 deg. 53 min. 07 sec. East 100.0 feet; thence North 0.80 feet; thence North 89 deg. 46 min. West 98.0 feet to a point 22.0 feet East and 1.4 feet North of the Northwest Corner of said Lot 4; thence South 54 deg. 43 min West 2.44 feet to beginning, containing 107.9 square feet.

57

The footing for the north wall of said building extends beyond said wall a distance of 1.25 feet. Hegneys, for the considerations recited herein, are willing to convey to Huntsman all of their right, title and interest in and to the land covered by said building encroachment, and to grant to Huntsman an easement for said footing as hereinafter set out.

NOW THEREFORE, for and in consideration of the sum of \$375.00 and for other good, valuable and adequate consideration, Charles Francis Hegney and Katie M. Hegney, his wife, and Gladys Marie Peterson do hereby quit claim to F. D. Huntsman the tract of land hereinabove described as Parcel III, together with an easement 1.25 feet in width extending around and outside of the West, North, and East lines of said Parcel III for the purpose of maintaining the present footing for the north wall of said building, which easement shall be for use and enjoyment in connection with and shall continue and run with the tracts of land hereinabove described as Parcels II and III as long as said building shall continue to occupy the property embraced within said Parcel III.

IN WITNESS WHEREOF, the Parties have executed these presents the day and year first above written.

Charles Francis Hegney
Katie M. Hegney
Gladys Marie Peterson
 Parties of the First Part

F. D. Huntsman
 Party of the Second Part

STATE OF UTAH }
 COUNTY OF SALT LAKE } SS

On the 2nd day of March, A.D. 1946, personally appeared before me Charles Francis Hegney and Katie M. Hegney, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

William J. Lane
 Notary Public, residing in
 Salt Lake City, Utah

My commission expires:
11/6/47

