

Recorded at Request of: METRO NATIONAL TITLE
File Number: 94011420B

Mail Tax notice to:
UTAH ORNAMENTAL IRON COMPANY
6 South Orange Street
Salt Lake City, Utah 84104

5942563
10/13/94 10:41 AM 13.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: S WEST DEPUTY - WI

5942563

WARRANTY DEED

RALPH C. MONTRONE and KATY MONTRONE

of 3581 SOUTH 400 EAST, SALT LAKE CITY, UTAH, COUNTY OF SALT LAKE, STATE OF UTAH, hereby CONVEYS and WARRANTS TO:

UTAH ORNAMENTAL IRON COMPANY, a Utah corporation

of 6 South Orange Street, Salt Lake City, Utah 84104 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in SALT LAKE County, State of Utah:

Beginning at a point which is South 33.00 feet and East 78.18 feet and East 280.22 feet and North 33.27 feet and North 89 deg. 57'27" East along the Section line 431.86 feet from the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89 deg. 57'27" East along the Section line 496.00 feet; thence South 0 deg. 03'08" East 233.60 feet; thence South 89 deg. 57'27" West 496.00 feet; thence North 0 deg. 03'08" West 233.60 feet to the point of beginning.

Subject to an easement for ingress and egress and utilities over, under and across the Southerly 60 feet of the above described property for the benefit of the property owner to the South and West.

NOTE: The basis of bearing for this description is North 89 deg. 57'27" East along the Section line from the Northwest corner of Section 3 to the North quarter corner of said Section 3. The Northwest corner of Section 3 as used in this description lies North 0 deg. 10'32" East 34.69 feet of a point referred to in several deeds as the Northwest corner as more particularly disclosed by that certain survey prepared by CRS Consulting Engineers, Inc., dated April 5, 1990, known as tracing No. 8048.

SUBJECT TO:

Lien of Taxes, now accruing as a lien, but not yet due and payable
Year | 1994
Sidwell No. | 15-03-101-024

The land described herein is located within the boundaries of Salt Lake City and is subject to any assessments levied thereby and occurring after the date hereof.

Subject to any Special Assessments contained within Salt Lake City Special Districts including Street Lighting, Curb and Gutter, and Main Street Improvements where applicable and none being due and payable as of the date hereof.

Easement, and the terms and conditions thereof:

Grantee | UTAH POWER & LIGHT COMPANY
Purpose | Right of Way for the construction and continued maintenance, repair, alteration and replacement of the electric distribution systems of the Grantee to be constructed and maintained under,

OK 7035 Pg 2725

Recorded
Entry No.
Book/Page
Area Affected

upon and across.
NOVEMBER 27, 1957
1567108

1463/448
Beginning on the South boundary line of the Grantor's land at a point 640 feet South and 1270 feet East, more or less, from the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian; thence North 0 deg. 23' West 625 feet, more or less, to the North boundary line of said land, and being in the Northwest quarter of the Northwest quarter of said Section 3.

Subject to an easement for ingress and egress and utilities over, under and across the Southerly 60 feet of the above described property for the benefit of the property owner to the South and West as disclosed by Quit Claim Deed recorded March 31, 1994, as Entry No. 5780549, in Book 6907, at Page 720.

NOTE: The basis of bearing for this description is North 89 deg. 57'27" East along the Section line from the Northwest corner of Section 3 to the North quarter corner of said Section 3. The Northwest corner of Section 3 as used in this description lies North 0 deg. 10'32" East 34.69 feet of a point referred to in several deeds as the Northwest corner as more particularly disclosed by that certain survey prepared by CRS Consulting Engineers, Inc., dated April 5, 1990, known as tracing No. 8048.

Those items disclosed by that certain survey dated August 31, 1994, by Richard P. Sorensen, a Registered Land Surveyor, File No. 7426.

Said items include the following:

- a. a chainlink fence encroaches onto the property along the North approximately 31 feet by West approximately 160 feet.
- b. possible unrecorded gas line easement which intersects the property along the East line.
- c. an encroachment of an existing building and an existing metal shed on the South (said building also encroaches onto the right of way referenced in the insured description).
- d. possible additional unrecorded power line easement which lies East of that easement referenced in Exception No. 10.
- e. the abstruption in the right of way being a concret pad and chain link fence.

WITNESS, the hand(s) of said grantor(s), this 12th day of OCTOBER, 1994.

Ralph C. Montrone
RALPH C. MONTRONE

Katy Montrone
KATY MONTRONE

STATE OF UTAH, County of SALT LAKE) SS:

On this date, October 12, 1994 personally appeared before me RALPH C. MONTRONE and KATY MONTRONE the signer(s) of the within instrument, who duly acknowledged to me that they executed the

RODNEY A. JEWMAN
NOTARY PUBLIC

My commission expires: September 12, 1998
Residing in: SALT LAKE CITY, UTAH



BK 7035Pg2726