

#108 of Deeds

STATE OF UTAH,)
County of WEBBER) ss.

On the 20th day of MAY, A. D. 1932, personally appeared before me ZEPH JONES and JENNIE C. JONES, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

My commission expires
April 3, 1933

J. A. McCULLOCH,
NOTARY PUBLIC
MY COMMISSION EXPIRES
APR. 11, 1925.
STATE OF UTAH.

J. A. McCulloch
Notary Public.
My residence is
OGDEN, UTAH

Recorded at request of First Security Trust Company July 23, 1932 at 9:51 A. M. in Book #108 of Deeds, Pages 148-49. Recording fee paid 90%. (Signed) Helen F. Reiser, Recorder, Salt Lake County, Utah by C L Schettler, Deputy. (Reference: C-37-159-14.)

WARRANTY DEED

#699621

ROY M. CROSS, grantor, of Minneapolis, Minnesota, hereby conveys and warrants to ANNA RANKIN CROSS, his wife, grantee, of Salt Lake City, Salt Lake County, Utah, for the sum of TEN and NO/100 DOLLARS, the following described tract of land in Salt Lake County, State of Utah:

BEGINNING at a point South 0° 13' West 187.09 feet and North 87° 59' 36" West 117.80 feet from the Northeast corner of Sec. 6, T. 2 S R 1 E., S. L. B. & M. running thence North 87° 59' 36" West 256.0 feet; thence South 6° 33' 40" East 53.85 feet; thence South 5° 30' West 53.0 feet; thence South 11° West 24.50 feet; thence by a curve to the left (radius South 79° East 13.50 feet) a distance of 22.79 feet; thence South 85° 42' 36" East 226.25 feet and thence North 0° 13' East 156.02 feet to place of beginning.

Also BEGINNING at a point South 0° 13' West 187.09 feet and North 87° 59' 36" West 362.80 feet from the Northeast corner of Sec. 6, T. 2 S. R. 1 East, S. L. B. & M. running thence North 87° 59' 36" West 56.0 feet; thence South 3° 48' 04" West 81.27 feet; thence South 69° East 88.6 feet; thence North 5° 30' East 49.0 feet and thence North 6° 45' 21" West 54.60 feet to place of beginning.

Also right-of-way over the property situated between the two above described parcels of land, and also a right-of-way in and to said tract of land from the present gateway and entrance on 7th East Street through and over the main driveway running West from said 7th East Street to said premises.

Subject to lien of the general taxes for the year 1924 which the said grantee hereby assumes and agrees to pay.

The said grantee does hereby covenant and agree with the said Grantor, his heirs and assigns, that grantee, her heirs and assigns, will not erect or permit to be erected upon the above land any building or construction to be used for any purpose other than a single family dwelling house, excepting only a garage and other usual necessary out-buildings, that no dwelling shall be erected on said land which shall cost less than \$7500.00; and that the said house including porches and projections shall be set back at least 25 feet from the front street line, and that said garage and other out-buildings shall be set back of the rear line of the said house, and that the width of the house constructed, including porches and projections shall not exceed 80% of the width of said premises; and that no fence shall be erected upon said premises or on the boundary lines thereof which shall not be of open metal construction, or shrub hedge, provided, however, that posts of wood may be used, provided further, that said fences shall not exceed 3 feet in height; and that said property shall not be sold, transferred or conveyed to any person other than of the Caucasian Race.

The Grantee takes these premises subject to, and the grantor hereby reserves unto himself, his heirs and assigns, a right-of-way over the present roadway, or driveway, across the premises hereby conveyed.

WITNESS, the hand of said grantor, this 19th day of July, A. D., 1932.

Signed in the presence of
G M Cornelison
H M. Johnson,

Roy M. Cross

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss

On the 19th day of July, A. D., 1932, personally appeared before me ROY M. CROSS, the signer of the within instrument, who duly acknowledged to me that he executed the same.

NOTARIAL SEAL
HENNEPIN CO. MINN.
LETOILEDUNORD

G M Cornelison
G. M. CORNELISON
Notary Public, Hennepin
County, Minn.
My Commission Expires
June 4, 1938.

Recorded at request of Anna R. Cross July 23, 1932 at 10:05 A. M. in Book #108 of Deeds, Page 149. Recording fee paid \$1.50. (Signed) Helen F. Reiser, Recorder, Salt Lake County, Utah by C L Schettler, Deputy. (Reference: D-31-48-1 to 4; C-28-17-21 to 24.)

#699650

Quit-Claim Deed

ARTHUR C. RYAN AND LILLIAN M. RYAN, his wife grantors of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIM to HEBBER J. GRANT & COMPANY, A CORPORATION OF SALT LAKE CITY, UTAH grantee for the sum of Ten and 00/100 DOLLARS the following described tracts of land in Salt Lake County, State of Utah.

Commencing at a point 963.3 feet South and 33.81 feet East of the Northwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Meridian, thence South 44 deg. 45' East 267.14 feet, thence North 45 deg. 15' East 278.18 feet to a point due East of the place of beginning; thence West 386.14 feet to beginning.

Together with the perpetual use of 1-1/2 second foot of water from the Jordan and Salt Lake Canal for 2.8 hours per week during the irrigation season between April 1st and September 30th of each year.

Also commencing at a point 1153.03 feet South and 221.89 feet East of the Northwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Meridian, thence South 44 deg. 45' East 115.2 feet; thence North 45 deg. 15' East 378.18 feet; thence North 44 deg. 45' West 115.2 feet; thence South 45 deg. 15' West 378.18 feet to beginning.

Together with perpetual use of 1-1/2 second foot of water from the Jordan and Salt Lake Canal for 2.8 hours per week during the irrigation season between April 1st and September 30th of each year.

WITNESS, the hand of said grantor, this 28th day of May, A. D. one thousand nine hundred and thirty-two.

Signed in the Presence of

Arthur C Ryan
Lillian M. Ryan

STATE OF UTAH,)
County of Salt Lake) ss.

On the 28th day of May A. D. one thousand nine hundred and thirty-two personally appeared before me Arthur C Ryan and Lillian M Ryan his wife the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

My commission expires
Dec 9-1934

W E. STOKER,
NOTARY PUBLIC
COMMISSION EXPIRES
AUG. 9, 1934
SALT LAKE CITY-STATE OF UTAH.

W E. Stoker
Notary Public.
Address: _