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01/14/2003 04:33 PM 10.00
Book - 8720 Pg - 7172
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
INTEGRATED TITLE INS. SERVICES
BY: RDJ, DEPUTY - W 1 P.

WHEN RECORDED, MAIL TO:

GRANTOR
7094 SOUTH REDWOOD ROAD
WEST JORDAN, UTAH 84084

8492852

Space Above for Recorder's Use

Warranty Deed

Robert L. Hansen and Loris F. Hansen, Trustees of the Hansen Family Trust U/A/D April 9, 1996, grantor of Mountain Green, State of Utah, hereby CONVEY and WARRANT to Bowler Properties, L.C., a Utah Limited Liability Company, grantee of West Jordan City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

Beginning at a point on the South line of Fabric Center Subdivision a Subdivision filed for record in the office of the Salt Lake County Recorder on June 13, 2001 as Entry No. 7921154 in Book 2001P of Plats at Page 151 of official records; said point also being the Northwest corner of that certain property currently owned by Marie Holt, which point is located South 481.00 feet and West 333.05 feet more or less from the Northeast corner of the Southeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base & Meridian; and running thence South 89° 53' 39" West 60.684 feet more or less along the South line of said Fabric Center Subdivision to a point which is North 89° 53' 39" East 16.80 feet more or less from the Southwest corner of said Fabric Center Subdivision, said point also being on the East line of the proposed Jordan Haven No. 3 Subdivision, thence South 00° 08' 42" East 170.62 feet more or less along said East line to a point on an existing fence line, said point also being on the Westerly line of that certain property conveyed to Phil T. Bennett and Marilyn A. Bennett, as Trustees of The Bennett Family Trust, dated April 18, 2001, in that certain Warranty Deed recorded April 24, 2001 as Entry No. 7877237 in Book 8448 at Page 7215 of official records; thence Northeasterly 44.60 feet more or less along said fence line and westerly line to the Southwest corner of the aforementioned Marie Holt property, thence North 20° 35' 00" East 136.56 feet more or less along the Westerly line of said Marie Holt property to the point of beginning.

Parcel Identification No. 27-15-177-030.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 13th day of January, 2002.

Signed in the presence of

The Hansen Family Trust U/A/D April 9, 1996

Robert L. Hansen Trustee
By: Robert L. Hansen, Trustee

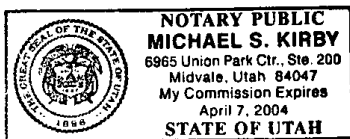
Loris F. Hansen Trustee
By: Loris F. Hansen, Trustee

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 13th day of January, 2003, personally appeared before me Robert L. Hansen and Loris F. Hansen, the signers of the above instrument, who duly acknowledged to me that they the said Robert L. Hansen and Loris F. Hansen are the Trustees of The Hansen Family Trust U/A/D April 9, 1996 and that the foregoing instrument was executed by them under authority of its Trust Agreement and that said Trust executed the same.



My Commission Expires: 4-7-04
ITS-01468N

[Signature]
Notary Public

Residing at: SALT LAKE COUNTY

BK8720PG7172