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Recorded FEB 1 - 1955 at 11:07A m.  
Request of Edward Jacobson  
Fee Paid. Hazel Taggart Chase.  
Recorder, Salt Lake County, Utah  
\$ 810 By W. G. Smith Deputy  
Book 766 Page 121 Ref.

*Ch Snellett Wilmer*  
*MAYER-HEAD*  
*BLDG.*  
*PHOENIX,*  
*ARIZONA*

WARRANTY DEED

ALVIN I. SMITH and BEATRICE E. SMITH, his wife, Grantors, residing in Salt Lake City, Salt Lake County, State of Utah, hereby CONVEY and WARRANT to SAM HOFFMAN, JACK HOFFMAN, ROBERT ROSIER and SOL DICHLER, Co-partners, doing business as F. & S. Realty Company, Grantees, residents of Phoenix, County of Maricopa, State of Arizona, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following described tracts of land in Salt Lake County, State of Utah, said tracts being Parcels 1, 2, 3 and 4:

Parcel 1

That parcel of land consisting of approximately thirty-six and one-half ( $36\frac{1}{2}$ ) acres more or less, including the right-of-way of streets, alleys and easements and being a part of the South one-half ( $S\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Seven (7), Township Two (2) South, Range One (1) West of the Salt Lake Meridian and part of the North one-half ( $N\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section Eighteen (18), Township Two (2) South, Range One (1) West of the Salt Lake Meridian, County of Salt Lake, State of Utah, described as follows:

Beginning at the Northeast (NE) corner of Section eighteen (18) Township Two (2) South, Range One (1) West of the Salt Lake Meridian; thence South thirteen minutes, fourteen seconds East (S.  $0^{\circ} 13' 14''$  E.) along the East line of Section Eighteen (18) a distance of four hundred thirteen (413.00) more or less feet; thence North eighty-nine degrees, fifty-four minutes thirty seconds West (N.  $89^{\circ} 54' 30''$  W.) a distance of fifteen hundred four (1504.00) more or less feet; thence North five minutes, thirty seconds East (N.  $0^{\circ} 05' 30''$  E.) a distance of twelve hundred eighty (1280.00) more or less feet; thence South seventy-three degrees, eighteen minutes, twenty-eight seconds East (S.  $73^{\circ} 18' 28''$  E.) a distance of fifteen hundred sixty-five (1565.00) more or less feet to the East line of Section seven (7), Township Two (2) South, Range One (1) West of the Salt Lake Meridian; thence South thirteen minutes, fourteen seconds East (S.  $0^{\circ} 13' 14''$  E.) along the East line of said Section Seven (7) a distance of four hundred twenty (420.00) more or less feet to the point of beginning.

AND

Parcel 2

That parcel of land consisting of approximately thirty (30) acres more or less, including the right-of-way of streets, alleys and easements and being a part of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section Twelve (12) Township Two (2) South, Range Two (2) West of the Salt Lake Meridian, County of Salt Lake, State of Utah, described as follows:

Beginning at the Northeast (NE) corner of Section Twelve (12), Township Two (2) South, Range Two (2) West of the Salt Lake Meridian; thence North eighty-nine degrees, fifty-eight minutes, twenty seconds West (N.  $89^{\circ} 58' 20''$  W.) along the North line of Section Twelve (12) a distance of sixty-eight and thirty-nine hundredths (68.39) more or less feet to a point

which point is the true point of beginning; thence South five minutes, thirty seconds West (S.  $0^{\circ} 05' 30''$  W.) a distance of two hundred ninety-seven and forty-six hundredths (297.46) more or less feet; thence Southwesterly on a curve having a radius of five hundred thirty-seven and ninety-eight hundredths (537.98) feet and a tangent of three hundred thirty-five and nine hundredths (335.09) feet a distance of four hundred twenty-three and eighty-two hundredths (423.82) more or less feet to the point of tangency of said curve; thence South sixty-three degrees, fifty-five minutes, thirty-three seconds West (S.  $63^{\circ} 55' 33''$  W.) a distance of four hundred ninety-two and sixty-six hundredths (492.66) more or less feet to the point of curvature of a curve having a radius of six hundred seventeen and ninety-eight hundredths (617.98) feet and a tangent of three hundred eighty-four and ninety-one hundredths (384.91) feet; thence Southwesterly on said curve a distance of five hundred ninety-six and fifty-three hundredths (596.53) more or less feet; thence North Sixty-nine degrees, fifty-four minutes, thirty seconds West (N.  $69^{\circ} 54' 30''$  W.) a distance of fifty-seven and ninety-one hundredths (57.91) more or less feet; thence North fifty degrees, nine minutes, thirty seconds West (N.  $50^{\circ} 09' 30''$  W.) a distance of two hundred forty-three and four tenths (243.40) more or less feet; thence South thirty-nine degrees, fifty minutes, thirty seconds West (S.  $39^{\circ} 50' 30''$  W.) a distance of seventy (70.00) more or less feet; thence North fifty degrees, nine minutes, thirty seconds West (N.  $50^{\circ} 09' 30''$  W.) a distance of two hundred thirty and seventy-two hundredths (230.72) more or less feet; thence North thirty-nine degrees, fifty minutes, thirty seconds East (N.  $39^{\circ} 50' 30''$  E.) a distance of seventy (70.00) more or less feet; thence North five minutes, thirty seconds East (N.  $0^{\circ} 05' 30''$  E.) a distance of nine hundred sixty-three and forty-nine hundredths (963.49) more or less feet to the North line of Section Twelve (12); thence South eighty-nine degrees, fifty-eight minutes, twenty seconds East (S.  $89^{\circ} 58' 20''$  E.) along the North line of Section Twelve (12) a distance of fourteen hundred seventy-two and eleven hundredths (1472.11) more or less feet to the true point of beginning.

AND

Parcel 3

That parcel of land consisting of approximately sixty-three and one-third ( $63\frac{1}{3}$ ) acres more or less, including the right-of-way streets, alleys and easements and being a part of the North one-half ( $N\frac{1}{2}$ ) of Section Twelve (12), Township Two (2) South, Range Two (2) West of the Salt Lake Meridian, County of Salt Lake, State of Utah, described as follows:

Beginning at a point in the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Twelve (12), Township Two (2) South, Range Two (2) West of the Salt Lake Meridian, at the intersection of the North Section line of Section Twelve (12) and the Northeasterly right-of-way line of the Denver and Rio Grande Western Railroad Company, said point being four hundred forty-eight and fifteen hundredths (448.15) more or less feet east of the Northwest (NW) corner of Section Twelve (12); thence South fifty degrees six minutes East (S.  $50^{\circ} 06' 00''$  E.) along said right-of-way line a distance of three thousand thirty (3030.00) more or less feet; thence

North thirty-nine degrees, fifty minutes, thirty seconds East (N.  $39^{\circ} 50' 30''$  E.) a distance of eleven hundred seventy-five (1175.0) more or less feet; thence North fifty degrees, nine minutes, thirty seconds West (N.  $50^{\circ} 09' 30''$  W.) a distance of thirteen hundred sixteen (1316.0) more or less feet; thence North one minute forty seconds East (N.  $0^{\circ} 01' 40''$  E.) a distance of one hundred ninety-seven (197.0) more or less feet to the North line of Section Twelve (12). thence North eighty-nine degrees, fifty-eight minutes, twenty seconds West (N.  $89^{\circ} 58' 20''$  W.) along the North line of Section Twelve (12) a distance of two thousand sixty-seven (2067.0) more or less feet to the point of beginning.

Less the following exclusions:

Exclusion A:

a portion of Section 12, Township 2 South, Range 2 West, Salt Lake Meridian, Salt Lake County, State of Utah, and more particularly described as follows:

Beginning at a point in the Northeast quarter of the Northwest quarter of Section 12, Township 2 South, Range 2 West, Salt Lake Meridian, 1083 feet South and 2631.96 feet East of the Northwest corner of Section 12, said point being on a line parallel to and 108.10 feet Northeasterly of the center line of Quartermaster Avenue and 22 feet Northwesterly from the center line of 12th St. (Industrial Area of Camp Kearns); thence North  $50^{\circ} 09' 30''$  West along said line parallel to Quartermaster Avenue 833 feet to a point on a line parallel to and 21 feet Southeasterly of the center line of 13th St. (also known as Avenue "F"); thence South  $39^{\circ} 50' 30''$  West 67.75 feet to a point on a line parallel to and 40.35 feet Northeasterly of the center line of Quartermaster Avenue; thence South  $50^{\circ} 09' 30''$  East along said line 833 feet to a point on a line parallel to and 22 feet Northwesterly of the center line of 12th St.; thence North  $39^{\circ} 50' 30''$  East along said line 67.75 feet to the point of beginning, containing 1.30 acres, more or less.

Exclusion B:

a portion of Section 12, Township 2 South, Range 2 West, Salt Lake Meridian, Salt Lake County, State of Utah, and more particularly described as follows:

Beginning at a point in the Northeast quarter of the Northwest quarter of Section 12, Township 2 South, Range 2 West, Salt Lake Meridian, 2344.23 feet East and 1240.11 feet South of the Northwest corner of Section 12; said point being 40.5 feet Southwesterly of the center line of Rio Grande Avenue, formerly known as Quartermaster Avenue, and on a line parallel to and 22.0 feet Northwesterly of the center line of 12th St.; thence North  $50^{\circ} 09' 30''$  West 833.10 feet; thence South  $39^{\circ} 50' 30''$  West 67.0 feet; thence South  $50^{\circ} 09' 30''$  East 833.10 feet; thence North  $39^{\circ} 50' 30''$  East 67.0 feet to the point of beginning, containing 1.32 acres.

Exclusion C:

a portion of Section 12, Township 2 South, Range 2 West Salt Lake Base and Meridian, Salt Lake County, State of Utah, and more particularly described as follows:

beginning at a point in the northeast quarter ( $NE\frac{1}{4}$ ) of Section 12, South  $69^{\circ} 50' 30''$  East 256.45 feet and South  $0^{\circ} 04' 00''$  East 1726.31 feet from the northeast corner of Section 12, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said point of beginning being the intersection of the northwesterly street right-of-way line of 11th Street and a line parallel to and 2.0 feet from the top outside edge of the northeasterly concrete platforms of Buildings 714 and 715, thence South  $39^{\circ} 50' 30''$  West along said right-of-way line 69.0 feet to a point on the northeasterly street right-of-way line of Railroad Avenue; said point also being on a line parallel to and 2.0 feet southwesterly from the top outside concrete line of the southwesterly concrete platforms of Buildings 714 and 715; thence North  $50^{\circ} 09' 30''$  West along said lines 538.93 feet to a point on the southeasterly right-of-way line of 12th Street; thence North  $39^{\circ} 50' 30''$  East along said right-of-way 69.0 feet to a point on a line parallel to and 2.0 feet northeasterly from the top outside concrete line of the northeasterly concrete platforms of Buildings 714 and 715; thence South  $50^{\circ} 09' 30''$  East along said parallel line 538.93 feet to the point of beginning, containing 0.85+ acres.

AND

Parcel 4

This parcel of land consisting of approximately fifteen and one-third ( $15\frac{1}{3}$ ) acres more or less, including the right-of-way streets, alleys and easements and being a part of the east one-half ( $NE\frac{1}{2}$ ) of the northwest quarter ( $NW\frac{1}{4}$ ) of Section Twelve (12) Township Two (2) South, Range Two (2) West of the Salt Lake Meridian, County of Salt Lake, State of Utah, described as follows:

Beginning at a point in the Northwest quarter ( $NW\frac{1}{4}$ ) of the Northwest quarter ( $NW\frac{1}{4}$ ) of Section Twelve (12), Township Two (2) South, Range Two (2) West of the Salt Lake Meridian at the intersection of the North Section line of Section Twelve (12) and the northeasterly right-of-way line of the Denver and Rio Grande Western Railroad Company, said point being four hundred forty-eight and fifteen hundredths (448.15) more or less feet east of the Northwest ( $NW$ ) corner of Section Twelve (12); and thence South fifty degrees, six minutes East (S.  $50^{\circ} 06' 00''$  E.) along said northeasterly right-of-way line a distance of eleven hundred thirty-five and eighty-five hundredths (1135.85) more or less feet; and thence South one minute forty seconds West (S.  $0^{\circ} 01' 40''$  W.) a distance of one hundred thirty and thirty hundredths (130.30) more or less feet to the southwesterly right-of-way line of the Denver and Rio Grande Western Railroad Company which point is the true point of beginning; thence South one minute forty seconds West (S.  $0^{\circ} 01' 40''$  W.) a distance of one thousand fifty-five and ninety five hundredths (1055.95) more or less feet; thence South eighty-nine degrees, fifty-eight minutes, twenty seconds East (S.  $89^{\circ} 58' 20''$  East) a distance of twelve hundred sixty-three and three hundredths (1263.03) more or less feet to said southwesterly right-of-way line; thence North fifty degrees, six minutes West (N.  $50^{\circ} 06' 00''$  W.) along said southwesterly right-of-way line a distance of sixteen hundred forty-six and four-tenths (1646.4) more or less feet to the true point of beginning.

Subject to conditions, restrictions, covenants, easements, rights of persons in possession and rights-of-way of record.

The above described premises are subject to two certain mortgages recorded in the Recorder's office of Salt Lake County, which are liens on this property and other real estate, viz.: Mortgage made by Alvin I. Smith and Bernice E. Smith to Arthur Caplan and Sidney E. Harris, Trustees dated April 21, 1954 and recorded April 27, 1954 as entry 1369707 in Book 1082, Page 222; and a mortgage made by F. S. Construction Company, Inc. to Arthur Caplan and Sidney E. Harris, Trustees, dated April 21, 1954 and recorded April 27, 1954 as entry 1369709 in Book 1082, Page 233.

Dated this 25th day of January, 1955.

*Alvin I. Smith*

*Bernice E. Smith*

STATE OF UTAH )  
 ) ss  
 COUNTY OF SALT LAKE )

On this 25th day of January, 1955, personally appeared before me ALVIN I. SMITH and BERNICE E. SMITH, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

*James Curran*  
 Notary Public

