

1609932

Recorded **SEP 9 1958** at 2:42 P.M.  
Request of MOGHE ABSTRACT & TITLE CO.  
Fee Paid. Hazel Taggart Chase,  
Recorder, Salt Lake County, Utah  
\$6.10 By Ken G. Johnson Deputy  
Ref.

BOOK **1539** PAGE **51**

WARRANTY DEED

F & S CONSTRUCTION COMPANY, INC., GRANTOR, a corporation of the State of Arizona, qualified to do business in Utah, hereby CONVEYS and WARRANTS to HOFFMAN HOMES, INC., a Utah corporation, for the sum of TEN AND NO/100 DOLLARS and other valuable consideration, the following described tracts of land in Salt Lake County, State of Utah:

TRACT # 1

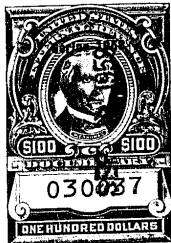
All of Block 117, Hoffman Heights #18 Subdivision as recorded in the Salt Lake County Recorder's Office, Book "Q", Page 67, #1487976.

TRACT # 2

Beginning at a point which is North 89 degrees 58'20" West 40.0 feet from the Northeast corner of Section 12, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 0 degrees 05'30" West 125.044 feet; thence on a curve to the right with a radius of 537.98 feet, a delta of 63 degrees 50' 03", a distance of 599.35 feet, said curve being subtended by a chord bearing South 32 degrees 00'32" West a distance of 568.84 feet; thence South 63 degrees 55' 33" West 492.66 feet; thence on a curve to the left with a radius of 617.98 feet a distance of 352.99 feet, said curve being subtended by a chord bearing South 47 degrees 33'43" West a distance of 348.195 feet; thence North 89 degrees 54'30" West 386.32 feet; thence South 50 degrees 09'30" East 81.60 feet; thence South 39 degrees 50'30" West 180.16 feet; thence South 0 degrees 05'30" West 1499.0 feet; thence South 38 degrees 23'30" East 704.58 feet; thence North 65 degrees 35'30" East 89.31 feet; thence South 24 degrees 24'30" East 677.88 feet; thence South 38 degrees 09'21" East 87.75 feet; thence South 42 degrees 00'40" East 66.0 feet; thence South 51 degrees 06' 17" East 158.25 feet; thence South 59 degrees 26'34" East 20.06 feet; thence North 89 degrees 54'30" West 157.44 feet to the East right-of-way line of the Denver and Rio Grande Railroad, Garfield Branch; thence North 38 degrees 19'39" West along said right-of-way line a distance of 1558.79 feet; thence on a curve to the left with a radius of 5779.65 feet, a delta of 11 degrees 46'21", a tangent of 595.85, a distance of 1187.54 feet; thence North 50 degrees 06' 00" West 147.17 feet; thence North 39 degrees 50'30" East 1175.0 feet; thence North 50 degrees 09'30" West 1316.0 feet; thence North 0 degrees 01'40" East 197.0 feet; thence South 89 degrees 58'20" East 2726.07 feet to the point of beginning, containing 77.90 acres.

TRACT # 3

Beginning at a point which is North 0 degrees 13'14" West 360.01 feet from the Southeast corner of Section 7, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence north 89 degrees 54'30" West 1104.89 feet; thence North 0 degrees 05'30" East 362.58 feet to a point on a curve; thence southeasterly on the arc of a curve to the left a distance of 114.89 feet; (this portion of said curve having a radius of 522.84 feet, a delta of



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12 degrees 35'26", and subtended by a chord bearing South 83 degrees 36' 47" East 114.66 feet); thence South 89 degrees 54'30" East 920.53 feet; thence North 0 degrees 05'30" East 611.17 feet; thence South 89 degrees 58'21" East 65.15 feet; thence South 0 degrees 13'14" East 961.26 feet to the point of beginning, containing 9.808 acres.

## TRACT # 4

Lot 11, Block 70, Hoffman Heights 11 Subdivision as recorded in the Salt Lake County Recorder's office.

## TRACT # 5

Beginning at a point which is South 0 degrees 08'30" East 2522 feet from the Northeast corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0 degrees 08'30" East 118.0 feet; thence North 89 degrees 58'29" West 162.79 feet; thence North 0 degrees 05'30" East 118.19 feet; thence South 89 degrees 54'30" East 162.311 feet to the point of beginning, containing 0.44 acre.

## TRACT # 6

Beginning at a point which is South 0 degrees 08'30" East 1450.0 feet from the Northeast corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0 degrees 08'30" East 1012.0 feet; thence North 89 degrees 54'30" West 62.07 feet; thence on a curve to the right with a radius of 20 feet, a delta of 90 degrees, a distance of 31.416 feet; thence North 0 degrees 05'30" East 843.25 feet; thence on a curve to the right with a radius of 771.30 feet, a delta of 8 degrees 21'24", a distance of 112.49 feet; thence North 8 degrees 26'54" East 39.98 feet; thence on a curve to the right with a radius of 20 feet, a delta of 81 degrees 38'36", a distance of 28.50 feet; thence South 89 degrees 54'30" East 44.16 feet to the point of beginning, containing 1.83 acres.

## TRACT # 7

Beginning at a point which is South 0 degrees 08'30" East 514.99 feet from the Northeast corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0 degrees 08'30" East 875.01 feet; thence North 89 degrees 54'30" West 72.761 feet; thence North 0 degrees 05'30" East 875.0 feet; thence South 89 degrees 54'30" East 69.198 feet to the point of beginning, containing 1.43 acres.

## TRACT # 8

Beginning at the Northwest corner of Section 7, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89 degrees 58'20" East 2643.10 feet to the North quarter corner of Section 7; thence South 89 degrees 57'40" East 660.0 feet; thence South 0 degrees 09'51" East 2644.12 feet; thence North 89 degrees 57'38" West 12.30 feet; thence North 0 degrees 05'30" East 2565.51 feet; thence North 89 degrees 54'30" West 3342.61 feet; thence North 0 degrees 05'30" East 75.044 feet; thence South 89 degrees 58'20" East 40.0 feet to the point of beginning. Less Mountain Fuel Supply Company Property described as follows:

Beginning at a point which is South 89 degrees 58'20" East 2594.61 feet and South 0 degrees 05'30" West 33.0 feet from the Northwest corner of Section 7, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89 degrees 58'30" East 30.0 feet; thence South 0 degrees 05'30" West 45.016 feet; thence North 89 degrees 54'30" West 30.0 feet; thence North 0 degrees 05'30" East 44.983 feet to the point of beginning.

Net acreage: 6.28 acres.

TRACT # 9

Lot 11, Block 1, Kearns Townsite Plat 1 A, as recorded in the Salt Lake County Recorder's Office.

TRACT # 10

Lots 23, 24, 25 and the West 64 feet of Lot 26, Block 32, Kearns Townsite, Plat 2, recorded in the Salt Lake County Recorder's office.

Subject to easements, rights-of-way, covenants and restrictions of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this 5th day of September, 1958.

F & S CONSTRUCTION COMPANY, INC.

By Jack Hoffman  
President

Attest Robert [Signature]  
Secretary

STATE OF ILLINOIS )  
COUNTY OF Clark ) SS.

On this 5th day of September, 1958, personally appeared before me Jack Hoffman and

Robert Haag, who being by me duly sworn,  
did say, each for himself, that he, the said Jack Hoffmann  
is the President, and he, the said Robert Haag, is  
Secretary of F & S Construction Company, Inc., and the within and  
foregoing instrument was signed in behalf of said corporation by  
authority of a resolution of its Board of Directors, and said \_\_\_\_\_  
Jack Hoffmann and Robert Haag each duly acknowledged  
to me that said corporation executed the same and that the seal affixed  
is the seal of said corporation.

My Commission Expires:

July 30, 1961

Anna Rae Gold  
Notary Public  
Residing at:  
146 Bradley Lane  
Roselle, Ill.