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BOOK 1965 PAGE

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Recorded SEP 18 1962 at 12:15 P.M.

Request of Alvin E. Smith

Fee Paid, Nellie M. Jack,

Recorder, Salt Lake County, Utah

\$ 17.70 By *[Signature]* Deputy

Ref.

WARRANTY DEED

Deseret Build

HOFFMAN HOMES, INC., a Utah corporation, Grantor, hereby CONVEYS and WARRANTS to TRACY-COLLINS BANK & TRUST COMPANY, Trustee-Grantee, for the sum of Ten Dollars (\$10.00) the following described parcels of land located in Salt Lake County, State of Utah:

Parcel 1: Beginning at the West quarter corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North  $89^{\circ}57'26''$  East 50.0 feet; thence North  $0^{\circ}05'30''$  East 117.88 feet; thence North  $89^{\circ}54'30''$  West 50.38 feet; thence South  $0^{\circ}05'29''$  East 118.0 feet, to the point of beginning.

Parcel 2: Beginning at a point which is North  $0^{\circ}05'29''$  West 178.0 feet from the East quarter corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North  $89^{\circ}54'30''$  West 62.07 feet to a point of curve; thence along the arc of a 20.0 foot radius curve to the right 31.416 feet, the center of said curve at this point bears North  $0^{\circ}05'30''$  East; thence North  $0^{\circ}05'30''$  East 843.25 feet to a point of curve; thence Northerly along the arc of a 771.30 foot radius curve to the right 112.49 feet, the center of said curve at this point bears South  $89^{\circ}54'30''$  East; thence North  $8^{\circ}26'54''$  East 39.98 feet to a point of curve; thence along the arc of a 20.0 foot radius curve to the right 28.50 feet, the center of said curve at this point bears South  $81^{\circ}33'06''$  East; thence South  $89^{\circ}54'30''$  East 71.51 feet; thence South  $0^{\circ}05'30''$  West 1011.98 feet; thence North  $89^{\circ}54'30''$  West 24.12 feet, to the point of beginning.

Beginning at the intersection of the North line of 5615 South Street and the West line of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being 1249.98 feet North  $0^{\circ}05'29''$  West from the West quarter corner of said Section 17, and running thence South  $89^{\circ}54'30''$  East 27.54 feet; thence North  $0^{\circ}05'30''$  East 333.55 feet; thence North  $89^{\circ}54'30''$  West 100.30 feet; thence South  $0^{\circ}05'30''$  West 333.55 feet; thence South  $89^{\circ}54'30''$  East 72.76 feet, to the point of beginning.

Parcel 3: Lot 11, Block 1, Kearns Township Plat 1-A.

Parcel 4: Beginning at the East One Quarter Corner of Section 7, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence N.  $89^{\circ}57'38''$  West 57.71 ft; thence N.  $0^{\circ}05'30''$  E. 100.67 ft; thence S.  $89^{\circ}54'30''$  E. 57.16 ft. to a point on the East line of Section 7; thence S.  $0^{\circ}13'13''$  E. along the East line of Sec. 7 100.62 ft. to the point of beginning. Containing 0.1327 Acres.

Beginning at a point on the East line of Section 7, which is N.  $0^{\circ}13'13''$  E. 150.62 ft. from the East one quarter corner of Section 7, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence N.  $89^{\circ}54'30''$  W. 56.89 ft; thence N.  $0^{\circ}05'30''$  E. 1021.0 ft; thence S.  $89^{\circ}54'30''$  E. 51.33 ft; thence S.  $0^{\circ}13'13''$  E. 1021.02 ft. to the point of beginning. Containing 1.2683 Acres.

Beginning at a point on the East line of Section 7, which is S.  $0^{\circ}13'13''$  E. 500.0 ft. from the Northeast corner of Section 7 Township 2 South, Range 1 West, SLBM, and running thence S.  $0^{\circ}13'13''$  E. along the East line of Sec. 7, 902.44 ft; thence N.  $89^{\circ}54'30''$  W. 50.95 ft; thence N.  $0^{\circ}05'30''$  E. 659.94 ft; thence on a curve to the right 235.98 ft. (said curve having a radius of 1392.69 ft; a delta of  $9^{\circ}42'30''$  and subtended by a chord bearing N.  $4^{\circ}56'45''$  E. a distance of 235.70 ft.); thence N.  $9^{\circ}48'00''$  E. 7.71 ft; thence S.  $89^{\circ}58'20''$  24.79 ft. to the point of beginning, containing 0.934 Acres.

The above described property subject to the following described rights-of-way:

Mountain States Telephone and Telegraph Company r. o. w. which is described as follows: The East 12 ft. of the Northeast One Quarter of Sec. 7, Township 2 South, Range 1 West, SLBM., less the North 500 feet. Mountain States Telephone and Telegraph Company r. o. w. which extends across the property, the whole of which is described as follows:

Beginning S.  $0^{\circ}13'23''$  E. 674.43 ft. from the Northeast corner of Section 7, Township 2 South, Range 1 West, SLBM; thence N.  $89^{\circ}54'30''$  W. 126.89 ft; N.  $0^{\circ}05'30''$  E. 20 ft; S.  $89^{\circ}54'30''$  E. 126.89 ft; thence S.  $0^{\circ}05'30''$  W. \* 20 ft.

\*The bearing S.  $0^{\circ}05'30''$  W. reads in the Abstract records as S.  $05'30''$  E.

Aerial cable r. o. w. constructed 1955 with franchise agreement with Salt Lake County on road right-of-way.

Parcel 5: Beginning at a point on the North line of Section 7, Township 2 South, Range 1 West, SLBM, and said point being North  $89^{\circ}57'40''$  West 800.0 feet from the Northeast corner said Section 7, and running

thence North  $89^{\circ}57'40''$  West 520.34 feet; thence South  $0^{\circ}10'31''$  West 78.84 feet; thence South  $89^{\circ}54'30''$  East 471.34 feet to a point of curve; thence Easterly along the arc of a 140.64 foot radius curve to the left 48.65 feet, the center of said curve at this point bears North  $0^{\circ}05'30''$  East; thence North  $0^{\circ}05'30''$  East 77.46 feet to the point of beginning.

Parcel 6: Beginning at a point South  $89^{\circ}58'20''$  E. 40 feet from the Northwest corner of Section 7, Township 2 South, Range 1 West, SLBM, and running thence South  $89^{\circ}58'20''$  East 2603.10 feet to the North quarter corner of Section 7; thence South  $89^{\circ}57'40''$  East 658.74 ft; thence South  $0^{\circ}05'30''$  West 78.61 feet; thence North  $89^{\circ}54'30''$  West 3262.61 feet; thence North  $0^{\circ}05'30''$  East 75.044 feet to beginning. Less Mountain Fuel Supply Company property described as follows:

Beginning at a point which is South  $89^{\circ}58'20''$  East 2594.61 feet and South  $0^{\circ}05'30''$  West 33.0 feet from the Northwest corner of Section 7, Township 2 South, Range 1 West, SLBM, and running thence South  $89^{\circ}58'30''$  East 30.0 feet; thence South  $0^{\circ}05'30''$  West 45.016 feet; thence North  $89^{\circ}54'30''$  West 30.0 feet; thence North  $0^{\circ}05'30''$  East 44.983 feet to the point of beginning. Net acreage: 6.28 acres.

Parcel 7: Beginning at a point which is N.  $89^{\circ}57'40''$  W. 1320.34 feet from the NE corner of Sec. 7, T2S, R 1 W, SLBM, and running thence South  $0^{\circ}10'30''$  E. 1320.01 feet; thence North  $89^{\circ}57'40''$  W 5.27 feet; thence North 1320.0 feet; thence South  $89^{\circ}57'40''$  E. 1.23 feet to the point of beginning.

Beginning at a point which is South  $89^{\circ}57'40''$  East 659.51 feet from the North 1/4 corner of Sec. 7, T2S, R 1 W, and running thence South  $0^{\circ}05'30''$  West 1320.0 feet; thence S  $89^{\circ}57'40''$  E. 3.37 feet; thence North 1320.0 feet; thence N.  $89^{\circ}57'40''$  West 1.26 feet to the point of beginning.

Beginning at a point which is N  $89^{\circ}57'40''$  W 1320.34 feet and S  $0^{\circ}10'30''$  E, 2112.01 feet East from the North East corner of Section 7, Township 2S, R 1 W, SLB & M, and running thence S  $0^{\circ}10'30''$  E, 531.24 feet; thence N  $89^{\circ}57'40''$  W 9.31 feet; thence North 531.24 feet; thence S  $89^{\circ}57'40''$  E 7.69 feet to the point of beginning.

Parcel 8: Beginning at a point North  $89^{\circ}58'20''$  West 40.0 feet from the Northeast corner of Sec. 12, Township 2 South, Range 2 West, SLBM, and running thence South  $0^{\circ}05'30''$  West 33.0 feet; thence West 22.0 feet; thence South  $36^{\circ}00'$  West 55.0 feet; thence South  $54^{\circ}00'$  East 35.0 feet; thence East 26.01 feet; thence South  $0^{\circ}05'30''$  West 26.974 feet to a point of curve; thence Southerly along the arc of a 537.98 foot radius curve to the right 599.35 feet, the center of said curve at this point bears North  $89^{\circ}54'30''$  West; thence South  $63^{\circ}55'33''$  West 288.86 feet; thence North  $0^{\circ}05'30''$  East 734.65 feet; thence South  $89^{\circ}58'20''$  East 560.0 feet to the point of beginning.

Parcel 9: Beginning at a point North  $89^{\circ}58'20''$  West 2746.07 feet and South  $0^{\circ}01'40''$  West 197.0 feet and South  $50^{\circ}09'30''$  East 1316.0 feet from the Northeast corner of Section 12, Township 2 South, Range 2 West, SLBM, and running thence South  $39^{\circ}50'30''$  West 1175.0 feet to the Easterly right of way line of the Denver and Rio Grande Railroad; thence South  $50^{\circ}06'00''$  East 147.17 feet to a point of curve; thence Southeasterly along the arc of a 5779.65 foot radius to the right 1187.54 feet, the center of said curve at this point bears North  $39^{\circ}54'$  East; thence along said Railroad Right of Way, South  $38^{\circ}19'39''$  East 1158.79 feet; thence South  $89^{\circ}54'30''$  East 157.44 feet; thence North  $59^{\circ}26'39''$  West 20.06 feet; thence North  $51^{\circ}06'17''$  West 158.25 feet; thence North  $42^{\circ}00'40''$  West 66.0 feet; thence North  $38^{\circ}09'21''$  West 87.75 feet; thence North  $24^{\circ}24'30''$  West 677.38 feet; thence South  $65^{\circ}35'30''$  West 89.31 feet; thence North  $38^{\circ}23'30''$  West 704.58 feet; thence North  $0^{\circ}05'30''$  East 1499.0 feet; thence North  $39^{\circ}50'30''$  East 180.16 feet; thence North  $50^{\circ}09'30''$  West 394.07 feet; thence South  $39^{\circ}50'30''$  West 196.04 feet; thence South  $50^{\circ}09'30''$  East 8.0 feet, more or less to the point of beginning.

Parcel 10: Beginning at a point North  $89^{\circ}58'20''$  West 2440.88 feet from the Northeast corner of Sec. 12, Township 2 South, Range 2 West, SLBM, and running thence North  $89^{\circ}58'20''$  West 325.19 feet; thence South  $0^{\circ}01'40''$  West 197.0 feet; thence South  $50^{\circ}09'30''$  East 53.73 feet to the Trane Company property line; thence North  $63^{\circ}42'31''$  East 129.83 feet to a point of curve; thence Easterly along the arc of a 446.63 foot radius curve to the right 205.66 feet, the center of said curve at this point bears South  $26^{\circ}17'29''$  East; thence North  $0^{\circ}05'30''$  East 102.37 feet to the point of beginning.

Parcel 11: Beginning at a point on the Westerly line of the Denver and Rio Grande Railroad Right of Way, North  $0^{\circ}04'00''$  West 248.19 feet and North  $38^{\circ}17'42''$  West 2036.95 feet from the Southeast corner of Section 12, Township 2 South, Range 2 West, SLBM, and running thence South  $51^{\circ}42'18''$  West 100.0 feet; thence North  $38^{\circ}17'42''$  West 25.0 feet; thence South  $51^{\circ}42'18''$  West 250.0 feet; thence North  $38^{\circ}17'42''$  West 5.0 feet; thence South  $51^{\circ}42'18''$  West 410.58 feet to a point of curve; thence Westerly along the arc of a 257.88 foot radius curve to the right 172.43 feet, the center of said curve at this point bears North  $38^{\circ}17'42''$  West; thence North  $89^{\circ}59'04''$  West 605.71 feet; thence North  $0^{\circ}09'31''$  West 1985.41 feet to the Westerly line of said Denver and Rio Grande Railroad Right of Way; thence  $50^{\circ}07'04''$  East 213.77 feet to a point of curve; thence South-easterly along the arc of a 5679.65 foot radius curve to the right, 1171.97 feet, the center of said curve at this point bears North  $39^{\circ}52'56''$  East; thence South  $38^{\circ}17'42''$  East 654.95 feet, to the point of beginning.

Parcel 12: Beginning at the South quarter corner of Section 12, Township 2 South, Range 2 West, Salt Lake Meridian, and running thence North  $0^{\circ}09'31''$  West 1343.01 feet; thence South  $89^{\circ}59'04''$  East 1.0 foot; thence South  $0^{\circ}09'31''$  East 1343.01 feet; thence North  $89^{\circ}59'04''$  West 1.0 foot to the point of beginning.

Parcel 13: Lots 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184 and 185, all in Block 123, Hoffman Heights 21.

Parcel 14: Lots 23, 25 and the west 64 feet of Lot 26, all in Block 32, S 1-E2, Kearns Townsite Plat 2.

Parcel 15: All right, title and interest Grantor may have in and to any and all real property located in Section 7, Township 2 S, Range 1 W, Section 18, Township 2 S, R 1 W, and Section 12, Township 2 S, R 2 W, Salt Lake County, Utah.

All above properties subject to easements, rights of way and roads of record.

The Officer who signs this deed hereby certifies 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 Officer, this 13 day of September, 1962.

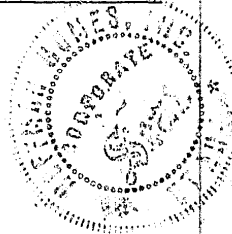
WITNESS the hand of the said Grantor, this 13 day of September, 1962.

HOFFMAN HOMES, INC.

By Alvin I. Smith

Attest:

J. Robert Thomas



STATE OF UTAH )  
: ss  
COUNTY OF SALT LAKE)

On this 13 day of September, 1962, personally appeared before me Alvin I. Smith, who being by me duly sworn did say that he is the president for HOFFMAN HOMES, INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Alvin I. Smith duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.

Isabelle D. [Signature]  
Notary Public

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