

NO FEE

5482984
22 APRIL 93 10:37 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: REBECCA GRAY , DEPUTY

Recorded at Request of
Salt Lake City Corporation

5482984

WARRANTY DEED

WATTS 89, INC., a Utah corporation, 5200 South Highland Drive, Salt Lake City, Utah 84117, and FIRST CHARTER DEVELOPMENT CORPORATION, a Utah corporation, 95 East Tabernacle, St. George, Utah 84770, GRANTORS, hereby CONVEYS AND WARRANTS to SALT LAKE CITY, a Utah municipality, GRANTEE, 451 South State, Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract of real property, and all improvements, tenements, hereditaments, and appurtenances thereto, and located in Salt Lake County, State of Utah:

That certain real property described upon Exhibit "A" attached hereto and incorporated herein by reference.

Such property is subject to the terms, conditions and restrictions contained in that certain Development Plan and Program of Utilization between Salt Lake City Corporation and the National Park Service, dated April 25, 1984, which requires that the property described herein and other property identified in such Plan be used and maintained by Salt Lake City exclusively for public park, recreation and conservation purposes for a period of twenty (20) commencing with the date of conveyance as set forth in that certain Deed Without Warranty from The Board of Education of Salt Lake City, as grantor, in favor of Salt Lake City Corporation, as grantee, dated May 15, 1984 and recorded May 9, 1985, as Entry No. 4084286 in Book 5653, beginning at page 269 of the official records of the Salt Lake County Recorder.

The individuals who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by the Partners of Grantor.

DATE 12/21/17

DK6644PG1443

IN WITNESS WHEREOF, the Grantors have caused this instrument to be signed in their respective names by duly authorized officers this 31st day of January, 1993.

WATTS 89, INC., a Utah corporation

By:


Russell K. Watts, Pres.

FIRST CHARTER DEVELOPMENT CORPORATION, a Utah corporation

By:


H. Brent Beasley, Pres.

CONSENT TO CONVEYANCE

The provisions of the foregoing Deed are consented to by the United States of America.

UNITED STATES OF AMERICA

By


Regional Director National Park Services, Rocky Mountain Region Denver, Colorado

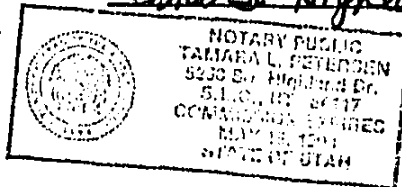
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STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 31st day of January, 1993, by Russell K. Watts as President of Watts 89, Inc., a Utah corporation, who further acknowledged to me that said corporation executed the same.

Tamara L. Peterson
NOTARY PUBLIC, Residing at:
5200 S. Highland Dr.

My Commission Expires:
5-16-94

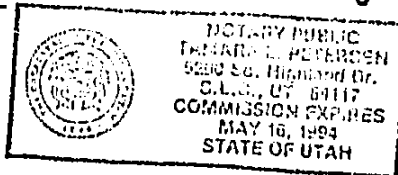


STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 31st day of January, 1993, by H. Brent Beesley as President of First Charter Development Corporation, a Utah corporation, who further acknowledged to me that said corporation executed the same.

Tamara L. Peterson
NOTARY PUBLIC, Residing at:
5200 S. Highland Dr.

My Commission Expires:
5-16-94



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STATE OF COLORADO)
 : SS
COUNTY OF JEFFERSON)

On the 5TH day of FEBRUARY, 1993, before me, the subscriber, personally appeared Boyd E. Vison, to me known and known to me to be the Regional Director, National Park Service, Rocky Mountain Region, Denver, Colorado, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument as such Regional Director aforesaid, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary, and he acknowledged that he executed the foregoing instrument for and on behalf of the United States of America for the purposes and uses therein described.

My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 7, 1996.


NOTARY PUBLIC, Residing at:
1073 ROSAUE RD. BAILEY, CO.



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EXHIBIT "A"

ACCESS PROPERTY

FEDERAL POINTE PROJECT

BEGINNING AT A POINT that is the intersection point of the East thirty-three (33) foot right-of-way line of Virginia Street and the center-line of the fifty (50) foot easement, that is North $00^{\circ}01'57''$ West 69.12 feet and South $75^{\circ}09'12''$ East 33.46 feet from the City Monument at the intersection of Virginia Street and Eleventh Avenue, described above; thence South $75^{\circ}09'12''$ East 717.25 feet along the center-line; thence South $00^{\circ}00'40''$ West 347.97 feet along the center-line; thence North $89^{\circ}58'15''$ East 1,700.07 feet along the center-line to a point on the West Boundary of the thirty acre parcel described below, to wit:

Beginning at a point that is North $00^{\circ}00'46''$ East 1017.99 feet along the West Boundary of Fort Douglas Military Reservation and South $89^{\circ}59'23''$ East 2481.76 feet along the North Military Reservation boundary from United States Military Reservation Monument No. 13; said Monument No. 13 being South $00^{\circ}01'57''$ East (bearing base) which equals South $00^{\circ}12'58''$ West (State plane grid bearing Utah Central Zone) 496.58 feet along the monument line of Virginia Street and South $89^{\circ}58'15''$ West 56.85 feet along the South Military Reservation Line from a City Monument at the intersection of Virginia Street and eleventh Avenue (from the West); thence South $89^{\circ}59'23''$ East 1286.60 feet along the North Boundary of Fort Douglas Military Reservation, said boundary being between United States Monuments 14 and 15, to a point of intersection of the Northerly extension of the Westerly boundary between United States Monuments 11 and 12 (Monument 12 being identified by City's Monument 12A); thence South $00^{\circ}00'17''$ East 1015.40 feet along the Northerly extension of the Westerly boundary of the Fort Douglas Military Reservation between United States monuments 11 and 12; thence South $89^{\circ}58'15''$ West 1286.60 feet along the South boundary of Fort Douglas Military Reservation, between United States Monuments 12 (Monument 12 being identified by City's Monument 12A) and 13; thence North $00^{\circ}00'17''$ West 1016.29 feet to the Point of Beginning, containing 30.00 acres.

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