

2051505

BOOK 2276 PAGE 495

Recorded DEC 30 1964 at 4:05 P
Request of A. E. LAKIN, Trustee
Fee Paid 1.00 Tax 0.00 CHARGE
Recorder (Salt Lake County, Utah)
\$ 7.90 By Joe J. [Signature] Deputy
Ref. _____

WARRANTY DEED

LELAND S. SWANER and PAULA M. SWANER, his wife, M. W. WALLACE and CONSTANCE C. WALLACE, his wife, JOHN M. WALLACE, JR. and KATHERINE M. WALLACE, his wife, Grantors, of Salt Lake County, State of Utah, for Ten Dollars (\$10.00) and other good and valuable consideration, hereby convey and warrant to UTAH POWER & LIGHT COMPANY, a corporation, Grantee, the following described tracts of land in Salt Lake County, State of Utah, to-wit:

Four tracts of land situate in the East 1/2 of the Southwest 1/4 of Section 7, the East 1/2 of the Northwest 1/4 and the South 1/2 of the Northeast 1/4 of Section 18, the South 1/2 of the North 1/2 of Section 17 and the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 1 South, Range 1 West, Salt Lake Meridian, Salt Lake County, State of Utah, described as follows:

Beginning at the northwest corner of the Grantors' land at a point 1361 feet east from the west one quarter corner of Section 7, Township 1 South, Range 1 West, Salt Lake Meridian, thence South 0° 48' West 2590.9 feet along the west boundary line of said Grantors' land, thence South 27° 07' East 1473.4 feet, thence South 63° 31' East 2765.4 feet, thence North 89° 59' East 4267.6 feet to a northeast boundary line of said Grantors' land, thence North 58° 04' West (North 58° 38' 01" West Utah Power & Light Company deed) 193.8 feet along said northeast boundary line, thence West 3969.0 feet, thence North 89° 33' West (South 89° 52' 59" West, Utah Power & Light Company deed) 167.09 feet, thence North 54° 24' 16" West (North 54° 58' 17" West, Utah Power & Light Company deed) 348.60 feet, thence North 65° 37' West 125.1 feet, thence North 64° 15' West 2186.2 feet, thence North 26° 49' West 1379.3 feet, thence North 0° 48' East 2594.2 feet to the north boundary line of said Grantors' land, thence North 89° 31' West 125.0 feet along said north boundary line to the point of beginning; containing 28.00 acres, more or less.

Also, beginning at the northeast corner of the Grantors' land at a point 261 feet north and 120 feet east, more or less, from the west one quarter corner of Section 16,

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Township 1 South, Range 1 West, Salt Lake Meridian, thence South $89^{\circ} 59'$ West 1410.2 feet to a northwest boundary line of said Grantors' land, thence South $71^{\circ} 06'$ West (South $70^{\circ} 31' 59''$ West, Utah Power & Light Company deed) 341.2 feet along said northwest boundary line, thence North $89^{\circ} 59'$ East 1733.0 feet to the east boundary line of said Grantors' land, thence North 110.3 feet to the point of beginning; containing 3.98 acres, more or less.

Also, beginning on the north boundary line of the Grantors' land at a point 1479 feet east, more or less, from the northwest corner of Section 18, Township 1 South, Range 1 West, Salt Lake Meridian, thence East 30.5 feet along said north boundary line to the easterly boundary line of said land, thence South $26^{\circ} 31' 21''$ East 1308.6 feet, thence South $64^{\circ} 25' 57''$ East 2146.1 feet, thence South $55^{\circ} 14' 50''$ East 158.6 feet along said easterly boundary line to the northeasterly right of way line of the Utah Power & Light Company's existing transmission line, thence North $65^{\circ} 37'$ West 125.1 feet, thence North $64^{\circ} 15'$ West 2186 feet, more or less, thence North $26^{\circ} 49'$ West 1329 feet, more or less, to the point of beginning and being in the East $1/2$ of the Northwest $1/4$ and the South $1/2$ of the Northeast $1/4$ of said Section 18, containing 1.95 acres, more or less.

Also, beginning on the north boundary line of the Grantors' land at a point 2392 feet south and 4611 feet east, more or less, from the northwest corner of Section 18, Township 1 South, Range 1 West, Salt Lake Meridian, thence North $89^{\circ} 53' 18''$ East 3960.5 feet, thence South $58^{\circ} 04'$ East 15.3 feet along the north and easterly boundary line of said Grantors' land to the north right of way line of the Utah Power & Light Company's existing transmission line, thence west 3967 feet, more or less, thence North $65^{\circ} 37'$ West 6.5 feet to the point of beginning and being in the Southeast $1/4$ of the Northeast $1/4$ of said Section 18, the South $1/2$ of the Northwest $1/4$ and the Southwest $1/4$ of the Northeast $1/4$ of Section 17, Township and Range aforesaid, containing 0.49 acres, more or less.

Total area is 34.42 acres, more or less.

Subject to any existing fence line encroachments and reserving to Grantors, all existing easements and rights of way; and reserving to the grantors, their heirs, successors and assigns all water rights in any wise appertaining to said lands, the right to establish parking facilities on said lands, and the right to cross over said lands at an angle of no less than 45 degrees with black top or cement roads of a width required by Salt Lake County in the subdivision of grantors' remaining lands, now owned or hereafter acquired, and to cross over and under said lands at an angle of no less than 45 degrees with curb, gutter, sidewalks, water lines, sewer lines, gas lines, telephone lines and irrigation and drainage ditches, together with the right of reasonable ingress and egress for the purposes of installation, operation and maintenance thereof; and reserving further unto said grantors the right to level and landscape said land with lawns and low shrubs and to use the same for general agricultural purposes; provided, however, that none of the rights so reserved by grantors shall in any way interfere with the poles, towers, or appurtenant facilities to be hereafter installed by the Grantee and any use of the land by the Grantors shall be limited to those areas not occupied by the poles, towers or similar improvements placed thereon by the Grantee; and provided further that the plans of the Grantors for the establishment of parking facilities, roads, curbs, gutters, sidewalks, water lines, sewer lines and gas lines must be submitted to and receive the prior approval of Grantee's chief engineer; and provided further that all use by Grantors of the rights herein reserved shall in all respects conform to the requirements of the National Electrical Safety Code in effect at the time of such use, and Grantee agrees to allow Grantors to remove the dirt from the mounds to ground level within the above described property at their convenience.

WITNESS the hands of said Grantors this 15th day of December, 1964.



Leland S. Swaner
Leland S. Swaner



Paula M. Swaner
Paula M. Swaner



M. W. Wallace
M. W. Wallace



Constance C. Wallace
Constance C. Wallace

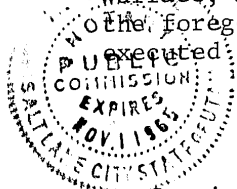


John M. Wallace, Jr.
John M. Wallace, Jr.

Katherine M. Wallace
Katherine M. Wallace

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 15th day of December, 1964, personally appeared before me Leland S. Swaner and Paula M. Swaner, his wife, M. W. Wallace and Constance C. Wallace, his wife, and John M. Wallace, Jr. and Katherine M. Wallace, his wife, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.



M. L. Allred
Notary Public

My Commission Expires:
Nov. 1, 1965

Residing at Salt Lake City, Utah