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02/22/96 4:28 PM 15.00
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NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SURETY TITLE
REC BY: B GRAY DEPUTY - WI

Surety Title Agency
141 East 5600 South, Suite 100
Murray, Utah 84107
(601)268-8333
File #337788
Mail Tax Notice to Grantee at Address Below

Warranty Deed

DALE RIDD, GRANTOR

of: Salt Lake City, Utah

hereby **CONVEY** and **WARRANT** to

DAVID K. RICHARDS, a married man, GRANTEE

of: 2375 South 300 West, Salt Lake City, Utah 84115

for the sum of Ten Dollars and Other Good and Valuable Consideration, the following described tract of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO.

Tax ID part of #28-31-301-001

Subject to easements, restrictions and rights of way currently of record and the general property taxes for the current year and thereafter.

WITNESS the hand of said Grantor this 20th day of February, 1996.

Signed in the presence of:

_____)
_____)
_____)

Dale Ridd

Dale Ridd

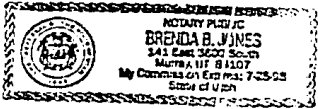
State of Utah)
County of Salt Lake)

On the 20th day of February, 1996 personally appeared before me Dale Ridd, the signer of the foregoing instrument who duly acknowledged to me that he executed the same.

Brenda B. Jones

Notary Public

My Commission Expires: 2-28-98 Residing In: Murray, UT



BK7335PG1481

EXHIBIT "A"

LEGAL DESCRIPTION:

Commencing at a point which is South 89°57'01" East 184.01 feet from the West quarter corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°57'01" East 557.06 feet; thence South 0°01'50" East 257.122 feet; thence North 89°57'01" West 557.00 feet; thence North 0°01'50" West 257.122 feet to the point of beginning.

Subject to and together with the following Right of Way:

Commencing at a point which is South 89°57'01" East 196.01 feet and South 0°01'50" East 257.122 feet from the West quarter corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°57'01" East 545.00 feet, thence North 0°01'50" West 35.00 feet; thence North 89°57'01" West 545.00 feet; thence South 0°01'50" East 35.00 feet to the point of beginning.

Subject to and together with the following Right of Way:

Commencing at a point which is South 89°57'01" East 184.01 feet from the West quarter corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°57'01" East 12.00 feet; thence South 0°01'50" East 257.122 feet; thence North 89°57'01" West 12.00 feet; thence North 0°01'50" West 257.122 feet to the point of beginning.

Subject to and together with a 50 foot Right of Way lying 25 feet on each side of the following described centerline:

Commencing at a point which is South 0°01'50" East 257.122 feet and South 89°57'01" East 184.01 feet from the West quarter corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°57'01" East 1745.52 feet, more or less, to the center line of a ditch.

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