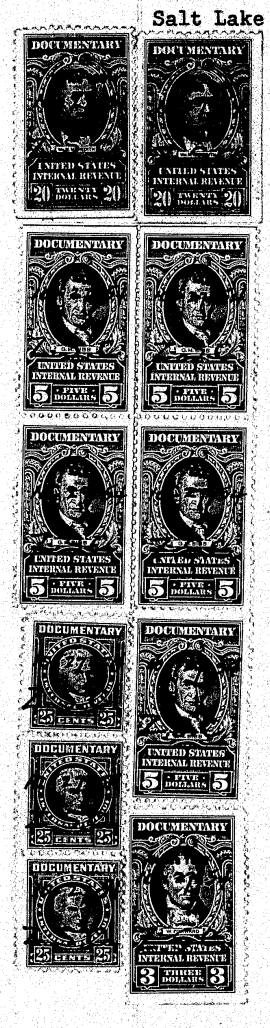
1406361

Recorded JAN 3 1955 at 1:11 P m.
Request of Wootton, Cordell, Davis & Boyer
Fee Paid. Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
$ No Fee By [illegible] Deputy
Book 1157 Page 282 Ref. 53 E. 4th South

SPECIAL WARRANTY DEED

ZIONS SECURITIES CORPORATION, a Utah corporation, Grantor, with its principal place of business at Salt Lake City, Utah, hereby conveys and warrants as to all acts of Grantor, to SALT LAKE CITY SUBURBAN SANITARY DISTRICT, Grantee, of Salt Lake County, State of Utah, for the sum of Ten Dollars ($10.00) and other good and sufficient consideration, the following described tracts of land in Salt Lake County, State of Utah, to-wit:



Tract No. 1:

Beginning at a point 404.5 feet west of the east quarter corner of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian, which point is also on a fence line bearing North 0°18' East and South 0°18' West along grantor's East property line; and thence running South 0°18' West 1604.0 feet to the North side of 33rd South Street; thence South 80°45' West along the North side of said street 473.05 feet; thence North 0°18' East 1680.04 feet to the North line of the Southeast quarter of said Section 26; thence East along said line 466.9 feet to the place of beginning and containing 17.6 acres of land, together with an easement and right-of-way 50 feet wide over which to construct and maintain a substantial roadway on the following described land adjacent to the West boundary of the said 17.6 acre tract:

Beginning at a point 871.4 feet west of the East quarter corner of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running South 0°18' West 1680.04 feet to the North side of 33rd South Street; thence West along the North side of said 33rd South Street 50 feet; thence North 0°18' East 1680.04 feet to the North line of the Southeast quarter of said Section 26; thence East 50 feet to the place of beginning.

Tract No. 2:

Beginning at a point 404.5 feet West of the East quarter corner of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian, which point is also on a fence line bearing North 0°18' East and South 0°18' West along grantor's East property line; and thence running North 0°18' East 1360.61 feet along said line to the center of MillCreek stream; thence North 85°49' West along the center of said stream 752 feet, thence South 0°18' West 1415.47 feet to the South line of the Northeast quarter of said section 26; thence East along said quarter section line 750 feet to the place of beginning and containing 23.90 acres.

Together with the following described right-of-way for a ditch and for the flow of water across grantor's land, and for

ingress and egress for operation and maintenance of such ditch, which right-of-way is conditioned as hereinafter set forth:

> Beginning at a point 1154.5 West of the East quarter corner of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 900 feet more or less to an old drainage ditch on grantor's land, thence North 3 rods, thence East 900 feet more or less to a point due North of the point of beginning, thence South 3 rods to the point of beginning.
>
> Together with a right-of-way along the said old drainage ditch across grantor's land in a northwesterly direction to the Jordan river for the flow of water therein, with a right of ingress and egress for maintaining and enlarging such ditch. This right-of-way is conditioned upon the grantee's maintaining the ditches herein referred to in such manner that the flow of water from the land herein conveyed remains in the said ditches and does not overflow onto grantor's land, and this right-of-way may be terminated by grantor at any time after three months after notice in writing is given by grantor to grantee that water from the land herein conveyed is overflowing from the said drainage ditch, unless within the said three month's period grantee has cleaned out or enlarged such drainage ditch in such manner that such overflow has stopped.

RESERVING, however, to the grantor and its assigns a right-of-way thirty feet wide across tract No. 2 for a spur railroad track, the north line of which right-of-way will run approximately parallel to the north line of tract No. 2 and within 100 feet of the said north line, with the right to operate trains thereover at all times, and right of access thereto for maintenance and upkeep.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its officers thereunto duly authorized, this 27th day of October, 1954.

ZIONS SECURITIES CORPORATION

By Stephen L. Richards
Vice President

Attest:

Rulon J. Sperry
Secretary

APPROVED AS TO FORM
D.M.M.

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

On this 27 day of October, 1954, personally appeared before me Stephen L. Richards and RULON J. SPERRY, who being by me duly sworn did say that they are the Vice-President and Secretary, respectively, of ZIONS SECURITIES CORPORATION, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and the said Stephen L. Richards and Rulon J. Sperry each duly acknowledged to me that the said corporation executed the same.

Taylor H. Merrill
Notary Public
Residing at Salt Lake City, Utah

TAYLOR H. MERRILL NOTARY PUBLIC COMMISSION EXPIRES AUG. 27, 1957 SALT LAKE CITY, STATE OF UTAH

My commission expires:
8-27-57

Platted

Indexed

Grantor

Grantee

Photo

Abstract

Notes