

AFTER RECORDING MAIL TO:

Mr. Wayne B. Freckleton  
409 East 2050 South  
Bountiful, Utah

Recorded APR 20 1976 at 245P m.

Request of GARY A. WESTON

KATIE L. DIXON, Recorder  
Salt Lake County, Utah

2806445

WARRANTY DEED By *Russell Peterson* Deputy  
REF.

J & R INVESTMENT CO., a limited partnership, Grantor,  
of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS  
and WARRANTS to WAYNE B. FRECKLETON and AILEEN FRECK-  
LETON, his wife, as tenants in common, Grantees, of Salt Lake City,  
County of Salt Lake, State of Utah, for the sum of TEN AND NO/100  
(\$10.00) DOLLARS and other good and valuable consideration, the following  
described tract of land in Salt Lake County, State of Utah:

BEGINNING at a point South 0° 05' East 1249.05 feet, and South 89° 45' East 418.64 feet from the Northwest corner of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 0° 05' West 300.98 feet to the South line of Billinis Road, thence North 89° 25' West 162.56 feet along said road, thence South 0° 05' East 301.93 feet; thence South 89° 45' East 162.56 feet to the point of BEGINNING. (Containing 1.12 acres)

RESERVING to the Grantor, its successors and assigns, an easement over and across that portion thereof over and upon which water accumulating upon Grantor's property contiguous and adjacent to the West, currently flows and drains to an improved surface channel drainage system designed to carry water through the system Northeasterly to Billinis Road, said easement to be for the purposes of the maintenance, use and repair of said drainage area and said improved channel drainage system.

TOGETHER WITH a right of way described as follows: BEGINNING at a point South 0° 05' East 1120.56 feet from the Northwest corner of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89° 25' West 166.16 feet, more or less, to the East line of 700 West Street; thence North along said East line 21.0 feet; thence South 89° 25' East 422.24 feet, more or less, to the West line of the hereinabove described parcel; thence South 0° 05' East 21.0 feet; thence North 89° 25' West 256.08 feet, more or less, to the point of BEGINNING.

Subject to the general property taxes accruing after January 1, 1976.

Subject to easements and right-of-ways appearing of record.

Subject to a Trust Deed, dated September 13, 1972, in favor of Valley Bank and Trust Company, Trustee and Beneficiary, recorded September 15, 1972, Entry

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