

3633397

AFFIDAVIT

RECORDED
REF _____

DEC 21 11 48 AM '91

KATHLEEN L. KRON
RECORDER
SALT LAKE COUNTY
UTAH

Signature of Wallace C. McDermaid
Wallace C. McDermaid

STATE OF UTAH)
)ss
County of Salt Lake)

WALLACE C. McDERMAID, being first duly sworn on oath deposes and says:

THAT I am an officer of McCHIE LAND TITLE COMPANY, a Utah Corporation engaged in the business of dealing in, making and compiling Abstracts of title to real property within the State of Utah and in the issuance of Title Insurance thereto;

THAT I am a duly registered Abstracter in the State of Utah, having been so registered and regularly engaged in the business of making and compiling Abstracts of Title to real property and in the issuance of Title Insurance Policies to real property within the State of Utah for more than thirty years;

THAT during the regular course of business I was requested to search and examine property records of the Salt Lake County Recorder's office pertaining to a right of way commonly known as Floral Ave described in Lots 3 and 6 of Block 56, Plat "A", Salt Lake City Survey,

THAT from my search and examination the records showed the following:

THAT a U. S. Patent dated June 1, 1872, conveyed all of Block 56, Plat "A", Salt Lake City Survey among other property, to the Mayor of Salt Lake City, Utah in Trust for the inhabitants thereof;

THAT a Mayor's Deed dated February 24, 1873 conveyed Lot 6, Block 56, said Plat "A" to a Joseph Busby;

THAT in 1875 Joseph Busby conveyed portions of said Lot 6 to Predecessors-in-title of Snelgrove Investment Co. and Ramon H. Mangleson, the current owners together with a right of way to Second South Street;

included a grant of a right of way;

THAT a Mayor's Deed dated in April, 1973 conveyed Lot 3, Block 56, Plat "A", Salt Lake City Survey to a Hamilton G. Park;

THAT in 1905 Hamilton G. Park conveyed a portion of said Lot 3 to a Reuben E. Miller, a Predecessor-in-title to Snelgrove Investment Co., together with a perpetual right of way belonging to said land running North and South from the

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South line to the North line of said Lot 3; And that subsequent conveyances in the chain of title also described a right of way through said Lot 3 of said Block 56, Plat "A", Salt Lake City Survey;

THAT my search did not reveal any recording of a Street Dedication of Floral Avenue;

THAT Salt Lake City was named as Grantee in several Quit-Claim Deeds conveying the South 190 feet by 10 feet within said right of way of said Lot 3 of said Block 56;

THAT a Vacating Ordinance of Salt Lake City dated April 29, 1948 was made expressly subject to all existing rights of way and easements of all public utilities.

William C. McDermaid
WILLIAM C. McDERMAID

Subscribed and sworn to before me this 17th day of December, 1983.

Robert P. Hanson
NOTARY PUBLIC

My commission expires: May 18, 1984 Residing at: Salt Lake City, Utah

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