

Recorded at Request of THE TITLE TEAM

at M. Fee Paid \$

by Dep. Book Page Ref.:

Mail tax notice to Address

3564839

WARRANTY DEED

ROBERT McCONAUGHY and CLAIRE C. McCONAUGHY, Trustees of the KIMBERLY ANN McCONAUGHY TRUST and CARIN CLAIRE McCONAUGHY TRUST NO. 1 and ROBERT McCONAUGHY and CLAIRE C. McCONAUGHY, Trustees of the KIMBERLY ANN McCONAUGHY TRUST and CARIN CLAIRE McCONAUGHY* grantors of City of Park City, County of Summit, State of Utah, hereby CONVEY and WARRANT to

DAVID W. FRANCIS and ROXEY R. HOLBROOK as tenants in common, each as to an undivided 1/2 interest,

of City of Salt Lake, County of Salt Lake, State of Utah, grantees for the sum of TEN AND NO/100----- DOLLARS, and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A", Legal Description, attached hereto and by this reference made a part hereof.

Subject to easements, restrictions and rights of way currently appearing of record and/or enforceable in law and equity and general property taxes for the years 1981 and thereafter.

650
REQ. OF Title Team
DEP
MAY 15 9 59 AM '81
SALT LAKE COUNTY, UTAH
KATIE L. DIXON
RECORDER

*TRUST NO. 2

WITNESS, the hands of said grantors, this fourteenth day of May, A. D. 19 81

Signed in the Presence of

[Signature]
ROBERT McCONAUGHY, Trustee
[Signature]
CLAIRE C. McCONAUGHY, Trustee

STATE OF UTAH, }
County of Salt Lake } ss.

On the fourteenth day of May, A. D. 19 81, personally appeared before me ROBERT McCONAUGHY and CLAIRE C. McCONAUGHY, Trustees of the KIMBERLY ANN McCONAUGHY TRUST and CARIN CLAIRE McCONAUGHY TRUST NO. 1 and ROBERT McCONAUGHY and CLAIRE C. McCONAUGHY, Trustees of the KIMBERLY ANN McCONAUGHY TRUST and CARIN CLAIRE McCONAUGHY TRUST NO. 1, the signers of the within instrument, who duly acknowledged to me that they executed the same, as trustees of the said Trusts and that said Trusts executed the same.

[Signature]
Notary Public.
My commission expires 02/21/84 Residing in Centerville, Utah

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 1:

BEGINNING at the Northwest corner of Lot 37, Block 3, THORNDYKE SUBDIVISION, a subdivision in Block 4, Five Acre Plat "A", said point being North 89°59'39" East along the Ramona Avenue Monument line 15.918 feet and South 0°11'43" West 32.831 feet from a Salt Lake City Monument at the intersection of Ramona Avenue and 3rd East Street; thence North 89°59'39" East along the South line of said Ramona Avenue, 83.807 feet; thence South 83.148 feet; thence West 84.09 feet to a point on the East line of said 3rd East Street; thence North 0°11'43" East along said East line 83.14 feet to the point of BEGINNING.

PARCEL NO. 2:

BEGINNING at a point on the South line of Lot 32, Block 3, THORNDYKE SUBDIVISION, a subdivision in Block 4, Five Acre Plat "A", said point being South 0°04'22" East along the 3rd East Monument line 182.974 feet and North 89°58'37" East 134.623 feet from a Salt Lake City Monument at the intersection of Ramona Avenue and said 3rd East Street; thence North 49.624 feet; thence East 20.647 feet; thence South 0°12'00" West 49.616 feet; thence South 89°58'37" West 20.474 feet to the point of BEGINNING.

TOGETHER WITH a Right-of-Way described as follows:

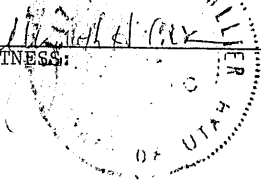
BEGINNING at a point on the South line of Ramona Avenue, said point being North 89°59'39" East along Ramona Avenue Monument line 168.643 feet and South 0°26'34" West 32.831 feet from the City Monument at the intersection of said Ramona Avenue and 300 East Street; thence South 0°26'34" West 78.516 feet; thence South 88°46'33" West 50.939 feet; thence South 70.513 feet; thence North 89°58'37" East 18.00 feet; thence North 49.624 feet; thence East 44.852 feet; thence North 0°31'33" East 100.489 feet, to a point on the South line of said Ramona Avenue; thence South 89°59'39" West along said South line 12.24 feet to the point of BEGINNING.

ALSO, TOGETHER WITH a 4 foot Right-of-Way for a walkway, the North line of which is described as follows:

BEGINNING at a point on the East line of 300 East Street and the North line of a 4 foot sidewalk, said point being South 0°04'22" East along said 300 East Street Monument line 122.269 feet and East 15.346 feet from the City Monument at the intersection of said 300 East Street and Ramona Avenue; thence along the North line of said sidewalk South 88°45' East 18.15 feet to a point on a curve with a 194.657 foot radius curve the center of which bears North 0°32'16" West and Northeasterly along said curve to the left through a central angle of 9°28'39" a distance of 32.199 feet to a point of reverse curvature with a 143.427 foot radius curve the center of which bears South 10°00'55" East and Northeasterly along said last mentioned curve to the right through a central angle of 12°14'07" a distance of 30.628 feet.

Situate in Salt Lake County, State of Utah.

WITNESS:



Robert Lee G...

Clair C McParanghy

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