

TTT-0750-S

Recorded at Request of THE TITLE TEAM  
at M. Fee Paid \$  
by Dep. Book Page Ref.:  
Mail tax notice to Address

3649101 WARRANTY DEED

See "Addendum" attached hereto and by this reference made a part hereof, grantor s of City of Salt Lake , County of Salt Lake , State of Utah, hereby CONVEY and WARRANT to

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

of City of Salt Lake, County of Salt Lake, State of Utah, grantee s 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 1982 and thereafter.

RECORDED  
FEB 18 3 01 PM '82  
TITLE TEAM  
KATHIE L. LARSON  
REGISTER  
SALT LAKE COUNTY  
UTAH  
\$ 200  
Dapheline Pope  
Dapheline Pope

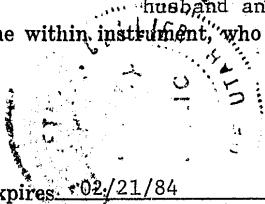
WITNESS, the hand s of said grantors , this fifteenth day of February , A. D. 19 82

Signed in the Presence of

ROBERT McCONAUGHY, TRUSTEE  
Claire C. McConaughy  
CLAIRE C. McCONAUGHY, TRUSTEE  
ROBERT E. McCONAUGHY  
Claire C. McConaughy  
CLAIRE C. McCONAUGHY

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

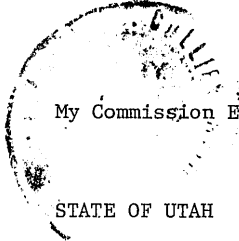
On the fifteenth day of February , A. D. 19 82 personally appeared before me ROBERT E. McCONAUGHY and CLAIRE C. McCONAUGHY, husband and wife, the signer s of the within instrument, who duly acknowledged to me that they executed the same.



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

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

On the fifteenth day of February, 1982, personally appeared before me 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 and foregoing instrument, who duly acknowledged to me that said document was signed in behalf of said Trust by authority of the Trust Agreement and that said Trust executed the same.



My Commission Expires: 02/21/84

Edward A. Co  
NOTARY PUBLIC

Residing at Centerville, Utah

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

On the fifteenth day of February, 1982, personally appeared before me ROBERT McCONAUGHY and CLAIRE C. McCONAUGHY, Trustees of the KIMBERLY ANN McCONAUGHY TRUST and CARIN CLAIRE McCONAUGHY TRUST NO. 2, the signers of the within and foregoing instrument, who duly acknowledged to me that said document was signed in behalf of said Trust by authority of the Trust Agreement and that said Trust executed the same.



My Commission Expires: 02/21/84

Edward A. Co  
NOTARY PUBLIC

Residing at Centerville, Utah

"ADDENDUM"

ROBERT McCONAUGHY and CLAIRE C. McCONAUGHY, Trustees of the KIMBERLY ANN McCONAUGHY TRUST and CARIN CLAIRE McCONAUGHY TRUST NO. 1, as to an undivided 75% interest, and ROBERT McCONAUGHY and CLAIRE C. McCONAUGHY, Trustees of the KIMBERLY ANN McCONAUGHY TRUST and CARIN CLAIRE McCONAUGHY TRUST NO. 2, as to an undivided 25% interest, and ROBERT E. McCONAUGHY and CLAIRE C. McCONAUGHY, his wife, and ROBERT E. McCONAUGHY, a married man,

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 1:

BEGINNING at a point on the South line of Ramona Avenue, said point being South  $0^{\circ}04'22''$  East along the 300 East monument line 32.831 feet and North  $89^{\circ}59'39''$  East 99.571 feet from a Salt Lake City monument at the intersection of said 300 East Street and Ramona Avenue; thence South 83.148 feet; thence East 35.243 feet; thence South 17.327 feet; thence East 20.647 feet; thence South  $0^{\circ}12'$  West 24.651 feet to the Southwest Corner of Lot 38, Block 3, THORNDYKE SUBDIVISION, a subdivision of part of Block 4, 5 Acre Plat "A", Salt Lake City Survey; thence North  $89^{\circ}58'47''$  East along the South line of said Lot 38 and Lot 39, said THORNDYKE SUBDIVISION 38.903 feet; thence North 24.637 feet; thence West 26.707 feet; thence North  $0^{\circ}26'34''$  East 100.486 feet to the South line of said Ramona Avenue; thence South  $89^{\circ}59'39''$  West along said South line 68.777 feet to the point of BEGINNING.

SUBJECT TO AND TOGETHER WITH a Right-of-Way over the following:

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

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  $0^{\circ}04'22''$  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; said right-of-way being in Block 4, 5 Acre Plat "A", Salt Lake City Survey; thence along the North line of said sidewalk South  $88^{\circ}45'$  East 18.15 feet to a point on a curve with a 194.657 foot radius curve, the center of which bears North  $0^{\circ}32'16''$  West and Northeasterly along said curve to the left through a central angle of  $9^{\circ}28'39''$  a distance of 32.199 foot radius curve, the reverse curvature with a 143.421 foot radius curve, the center of which bears South  $10^{\circ}00'55''$  East and Northeasterly along said last mentioned curve to the right through a central angle of  $12^{\circ}14'07''$  a distance of 30.628 feet.

SUBJECT TO AND TOGETHER WITH a 10 foot right-of-way, 5 feet on each side of the following described centerline:

BEGINNING at a point which is North  $89^{\circ}59'39''$  East along the Ramona Avenue monument line 168.643 feet and South  $0^{\circ}26'34''$  West 133.317 feet from a Salt Lake City monument at the intersection of said Ramona Avenue and 300 East Streets; thence East 26.707 feet; thence South 24.637 feet to a point on the South line of Lot 39, Block 3, THORNDYKE SUBDIVISION, a subdivision of part of Block 4, 5 Acre Plat "A", Salt Lake City Survey.

PARCEL NO. 2:

The North 25 feet of Lots 26 and 27, Block 3, THORNDYKE SUBDIVISION, a subdivision of part of Block 4, 5 Acre Plat "A", Salt Lake City Survey.

Situate in Salt Lake County, State of Utah.