

ENT 12818 BK 2906 PG 795
NINA B. REID, UTAH CO. RECORDER BY HB
1992 MAR 19 2:14 PM FEE 3.00
RECORDED FOR SECURITY TITLE AND ABSTRACT

Recorded at Request of.....

at..... M. Fee Paid \$.....

by..... Dep. Book..... Page..... Ref.:.....

Mail tax notice to..... Address.....

QUIT-CLAIM DEED

PHIL EDWARDS and NELLIE B. EDWARDS, husband and wife
of Provo, County of Utah, State of Utah, hereby
QUIT-CLAIM to M. MORENO ROBINS and LAVINIA ROBINS, Trustees of the ROBINS
FAMILY TRUST

of 3373 North 175 East, Provo, Utah 84604
\$1.00 and other consideration ----- DOLLARS,

the following described tract of land in Utah County,
State of Utah:

SEE REVERSE SIDE HEREOF FOR DESCRIPTION, INCORPORATED HEREIN AND MADE A
PART HEREOF.

WITNESS the hand of said grantors, this 28th day of
February, A. D. one thousand nine hundred and 92

Signed in the presence of

Phil Edwards
Phil Edwards
Nellie B. Edwards
Nellie B. Edwards

STATE OF UTAH,
County of Utah } ss.

On the 19 day of March A. D. one
thousand nine hundred and 92 personally appeared before me

PHIL EDWARDS and NELLIE B. EDWARDS, husband and wife

the signer of the foregoing instrument, who duly acknowledge to me that they executed the



Weston Garrett
Notary Public.

Address: Provo, Utah

DESCRIPTION:

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Beginning at the Northwest fenced property corner and fence corner of the Phil Edwards and Nellie B. Edwards property, said corner being located by actual Survey South 109.57 feet and West 93.55 feet (Based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the Northwest corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence along a fenced boundary line South $82^{\circ} 37' 51''$ East 38.67 feet; thence continuing along said fence line South $58^{\circ} 45' 02''$ East 318.09 feet; thence continuing along said fence line North $89^{\circ} 12' 31''$ East 932.50 feet; thence continuing along said fence line South $64^{\circ} 49' 17''$ East 659.82 feet to a fence corner; thence continuing along a fenced boundary line South $3^{\circ} 15' 53''$ East 596.12 feet to a fence corner; thence North $89^{\circ} 55' 50''$ West along a fenced boundary line 1965.40 feet; thence North $5^{\circ} 04' 50''$ East along a fence line on the Easterly edge of a flood control dike, 1034.64 feet to the point of beginning. Area 36.77 acres.

Together with a right of way from the North line of the Boat Harbor Road to the South line of the above described parcel of land, said right of way being one (1) rod wide (16.5 feet wide) over and across the following described strip of land:

Beginning at a point on the North fenced right of way line of the Boat Harbor Road, and the West line of a fenced right of way or lane, said beginning point being South 2659.19 feet and East 1519.49 feet (Based upon the Utah State Plane Coordinate system, Central Zone, Bearings of Section lines) from the Northwest corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence along a fence line North $2^{\circ} 41' 24''$ West 591.87 feet; thence along said fence line North $1^{\circ} 56' 38''$ West 448.81 feet; thence continuing along said fence line North $27^{\circ} 39' 02''$ West 146.89 feet; thence continuing along said fence line North $21^{\circ} 16' 08''$ West 84.51 feet; thence continuing along said fence line North $5^{\circ} 02' 20''$ West 269.58 feet to a fence line; thence South $89^{\circ} 55' 50''$ East along said fence line 16.56 feet; thence South $5^{\circ} 02' 20''$ East 265.73 feet; thence South $21^{\circ} 16' 08''$ East 82.18 feet; thence South $27^{\circ} 39' 02''$ East 149.03 feet; thence South $1^{\circ} 56' 38''$ East 452.61 feet; thence South $2^{\circ} 41' 24''$ East 591.84 feet to the North line of said Boat Harbor Road; thence South $88^{\circ} 52'$ West along the North line of said Boat Harbor Road 16.50 feet to the point of beginning.

Together with all water rights appurtenant, thereto and 1/2 interest in the Well and Well waters located on the above describe property.

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