

Mail tax notice to ISABEL M. COATS Address P.O. Box 1110
MERCED, CA. 95341

SPECIAL WARRANTY DEED

5380249

BRIGHTON CORPORATION, a Utah corporation, organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, GRANTOR, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to ISABEL M. COATS and WALTER M. COATS, as Joint Trustees of the Isabel M. Coats Trust dated December 10, 1985, GRANTEES, of Merced, California, for the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah:

Beginning at the Northwest corner of Lot 29, Block 4, Silver Lake Summer Resort, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, and running thence South 87°33'0" East along the North line of said Lot 29, 115.5 feet (Record equals East); thence South 2°27'0" West 198.5 feet to the south boundary line of Grantor's property; thence North 87°33'0" West along the South boundary line of Grantor's property 115.5 feet (being the property conveyed to Grantor under Warranty Deed dated 1/28/61 as recorded 8/2/61 as entry number 1791991 in Book 1827 Page 346 in the office of the Salt Lake County Recorder); thence North 2°27'0" East 198.5 feet (Deed equals North) to the point of beginning. (Cont. .5263 acres more or less)

Basis of bearing: Line between the Salt Lake County Monument found at the intersection of Pine Street and Wasatch Street to Salt Lake County Mounument found in Prospect Street. Said line being South 28 Degrees 48 Minutes 47 Seconds East as surveyed. Bearings were rotated 2 Degrees 27 Minutes clockwise as needed to conform to street centerline data as shown on the Salt Lake County area reference plat for Section 35, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

RESERVING unto the Grantor, its successors and assigns, a permanent easement and right-of-way for roadway and utility purposes over and across the hereinafter described premises to be used in common by the Grantor and Grantee herein, and other named Grantees of the Grantor for construction, reconstruction, maintenance, and repair of a roadway for ingress and egress and utility easements for waterlines, sewer lines, electrical lines, telephone lines, natural gas lines, and other utilities incidental to a residential use, to-wit:

Beginning at the southwest corner of Lot 29, Block 4, Silver Lake Summer Resort according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence South 87°33'0" East 115.5 feet; thence South 2°27'0" West 20 feet; thence North 87°33'0" West 115.5 feet; thence North 2°27'0" 20 feet to the point of beginning.

The above-named Grantor, Grantee, and other named Grantees thereof shall use the easements and right-of-ways granted by this instrument in common with due regard to the rights of others and their use of such easements and right-of-ways, and such easements and right-of-ways shall not be used in any way that will impair the rights of others to use it. No party shall in any way obstruct the use of said easements and right-of-ways to the detriment of others holding a beneficial interest therein.

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Grantor further reserves unto itself, its successors and assigns, a permanent waterline easement as the same now exists under the above-described premises conveyed herein for the now existing residential waterline to the residence on Grantor's property together with the right of ingress and egress for the maintenance and repair of said existing water line.

BUILDING RESTRICTIONS. The above-described premises shall be limited to the construction of a single residential building containing not in excess of twelve hundred square feet on each floor, and containing not more than two floors. Outside decking not under any roof shall not be included in said twelve hundred square foot limitation.

Grantor expressly reserves the right to review and approve the proposed placement, plans, and designs for any improvements to be located upon the above-described property, which approval shall be timely and shall not be unreasonably withheld.

Subject to an existing right-of-way agreement dated September 12, 1990, between Brighton Corporation as Grantor and David S. Dransfield and Sarah Adelle Dransfield as Grantees, together with others in common as recorded September 18, 1990, in Book 6253 Page 2002, Entry Number 4967074 in the office of the Salt Lake County Recorder.

Subject to that certain waterline easement dated June 10, 1991, from Brighton Corporation, Grantor, to Silver Lake Company, Grantee of a perpetual waterline easement 10 feet in width extending along the Western property line of the premises conveyed herein.

Subject to any and all other existing right-of-ways and easements of record.

Subject to the restriction that upon the transfer or sale of the above-described premises the named Grantor and its successors and assigns who are descendants of Mary M. Barton are granted a first right of refusal for the purchase thereof, and Fred A. Moreton and Lucy W. Moreton and their descendants are granted a second right of refusal for the purchase thereof. A sale or transfer of the above-described premises to the descendants of Isabel M. Coats shall be exempt from said described first and second rights of refusal but said terms shall be binding upon the transfer of said premises to any party not a descendant of Isabel M. Coats.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 3 day of July, 1991.

BRIGHTON CORPORATION a Utah corporation,

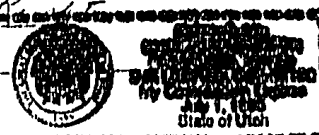
BY: Mary Moreton Barton
Mary Moreton Barton, President

STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 3rd day of July, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARY MORETON BARTON, known to be to be the President of BRIGHTON CORPORATION, the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation herein named, and he duly acknowledged to me that said corporation executed the same in pursuance of a resolution of its Board of Directors.

My Commission Expires:

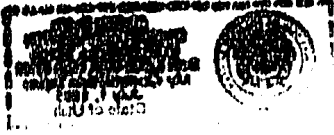
Sharon R. [Signature]
NOTARY PUBLIC
Residing at:



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24 NOVEMBER 92 02:23 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ISABEL H COATS
REC BY: EVELYN FROGGET , DEPUTY



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