

140

4859762  
14 DECEMBER 89 10:00 AM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
ASSOCIATED TITLE  
REC BY: REBECCA GRAY , DEPUTY

A86607

TRUSTEE'S DEED

4859762

THIS DEED is made by FIRST INTERSTATE BANK OF UTAH, N.A. and M. WALKER WALLACE, as Co-Trustees of the John M. Wallace, Jr. Family Trust as to an undivided 60 percent interest, and by FIRST INTERSTATE BANK OF UTAH, N.A. and NANCY JANE WALLACE, as Co-Trustees of the John M. Wallace, Jr. Marital Trust as to an undivided 40 percent interest ("Grantor"), to ALMON M. COVEY ("Grantee") of 875 South Donner Way, Salt Lake City, Utah 94108.

NOW, THEREFORE, for valuable consideration received, Grantor hereby sells, conveys and assigns to Grantee all its right, title and interest in and to the following described real property ("The Property") situated in Salt Lake County, Utah:

BEGINNING AT A POINT SOUTH 89 DEGREES 39 MINUTES 23 SECONDS WEST 1225.72 FEET AND NORTH 164.19 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 219.81 FEET; THENCE EAST 248.32 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES EAST 219.81 FEET; THENCE WEST 248.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING RIGHT OF WAY:

BEGINNING AT A POINT SOUTH 89 DEGREES 39 MINUTES 23 SECONDS WEST 977.93 FEET AND NORTH 568.73 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0 DEGREES 10 MINUTES EAST 406.02 FEET; THENCE WEST 198.96 FEET; THENCE SOUTH 10.0 FEET; THENCE WEST 60.0 FEET; THENCE NORTH 45.0 FEET; THENCE EAST 60.0 FEET; THENCE SOUTH 10.0 FEET; THENCE EAST 163.23 FEET; THENCE NORTH 45 DEGREES EAST 15.0 FEET; THENCE NORTH 0 DEGREES 10 MINUTES WEST 335.41 FEET; THENCE WEST 10.0 FEET; THENCE NORTH 0 DEGREES 10 MINUTES WEST 35.0 FEET; THENCE EAST 35.0 FEET TO THE POINT OF BEGINNING.

835-6183 REG 2112

TOGETHER WITH A 20 FOOT WIDE RIGHT OF WAY,  
BEING 10 FOOT ON EACH SIDE OF THE FOLLOWING  
DESCRIBED CENTERLINE:

BEGINNING AT A POINT SOUTH 89 DEGREES 39  
MINUTES 23 SECONDS WEST 606.28 FEET, AND  
NORTH 0 DEGREES 10 MINUTES WEST 1253.01 FEET  
AND NORTH 80 DEGREES 15 MINUTES WEST 280.98  
FEET; THENCE SOUTH 0 DEGREES 10 MINUTES EAST  
10 FEET FROM THE EAST QUARTER CORNER OF  
SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN; AND RUNNING  
THENCE WEST 10 FEET; THENCE NORTH 830 FEET  
TO EXISTING GRAVEL ROAD AND CONTINUING ALONG  
SAID ROAD; THENCE NORTH 16 DEGREES WEST 80  
FEET; THENCE NORTH 43 DEGREES WEST 40 FEET;  
THENCE WEST 360 FEET TO AND ADJOINING WALKER  
LANE.

TOGETHER WITH A 20 FOOT WIDE RIGHT OF WAY,  
BEING 10 FEET ON EACH SIDE OF THE FOLLOWING  
DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH IS SOUTH 89  
DEGREES 39 MINUTES 23 SECONDS WEST 606.28  
FEET, AND NORTH 0 DEGREES 10 MINUTES WEST  
1253.01 FEET, AND NORTH 80 DEGREES 15  
MINUTES WEST 280.98 FEET, AND SOUTH 0  
DEGREES 15 MINUTES EAST 10 FEET FROM THE  
EAST QUARTER CORNER OF SECTION 15, TOWNSHIP  
2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND  
MERIDIAN; AND RUNNING THENCE SOUTH 83  
DEGREES EAST 195.0 FEET; THENCE SOUTH 45  
DEGREES EAST 90 FEET; THENCE SOUTH 7 DEGREES  
WEST 230 FEET; THENCE SOUTH 7 DEGREES EAST  
360 FEET; THENCE SOUTH 45 DEGREES WEST 90  
FEET; THENCE WEST 305 FEET TO THE WEST LINE  
OF WALLACE WOOD, A NON-REGULAR SUBDIVISION.

SUBJECT TO ALL RECORDED RIGHTS OF WAY AND  
EASEMENTS OVER AND ACROSS THE PROPERTY.

THIS CONVEYANCE shall include all water rights and  
other appurtenances to The Property. Specifically, this  
conveyance includes all the Grantor's right, title and interest  
in and to the water rights represented by Certificate of

Appropriation No. 6207 (Water Right No. 57-2916); an undivided one-half interest in Water Application No. A-29689 (Water Right No. 57-2871); and an undivided one-half interest in Water User's Claim No. U-14020 (Water Right No. 57-6145). This conveyance also includes all the Grantor's right, title and interest in and to all water wells, fixtures, equipment, easements, rights of ingress or egress, ditch rights, and other rights allowed by law pertaining to said water rights; specifically including an undivided one-half interest in the water well, fixtures, and equipment located at a point North 316.5 feet and West 1142.4 feet from the East quarter corner of said Section 15. However, Grantor makes no representations or warranties regarding the validity or useability of any such water rights.

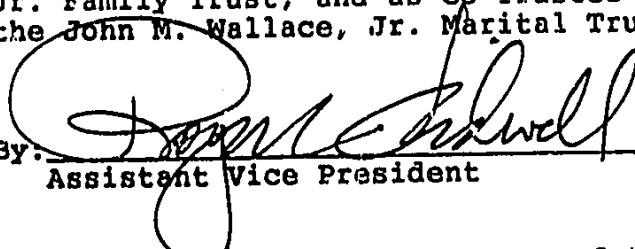
THIS CONVEYANCE, and The Property, is subject to certain uses and easements appurtenant to a parcel of land lying north of The Property as follows: (1) An easement over The Property with the right of ingress and egress for the purpose of operation, maintenance, repair and replacement of an undivided one-half interest in and to a certain water well located at a point North 316.5 feet and West 1,142.4 feet from the East quarter corner of said Section 15; (2) An easement over The Property with the right of ingress and egress for the purpose of operation, maintenance, repair and replacement of a water pipeline and its appurtenances running northerly from said well to the property line; (3) Easements over The Property with the right of ingress and egress for the purposes of operation, maintenance and repair of the ditches of the Green Ditch Water Company and the Walker Ditch Water Company. Such easements run with and benefit the following parcel of land to the north of The Property, and constitute continuing easements over The Property:

Beginning at a point located 976.28 feet S 89°39'23" W and 759.25 feet N 0°10' W from the East quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence:  
N 0°10' W 15.75 feet, thence N 61°29'14"  
E 105.91 feet, thence N 0°10' W 485.65 feet,  
thence S 80°15' E 4.88 feet, thence North  
202.45 feet, thence West 531.70 feet, thence  
South 753.58 feet, thence East 435.28 feet  
to the point of BEGINNING.

BBW 6183 REC 2114

DATED this 29<sup>th</sup> day of November, 1989.

FIRST INTERSTATE BANK OF UTAH, N.A.,  
as Co-Trustee of the John M. Wallace,  
Jr. Family Trust; and as Co-Trustee of  
the John M. Wallace, Jr. Marital Trust.

By:   
Assistant Vice President

M. WALKER WALLACE as Co-Trustee of the  
John M. Wallace, Jr. Family Trust.

  
M. WALKER WALLACE

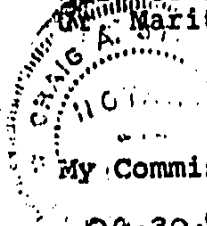
NANCY JANE WALLACE as Co-Trustee of the  
John M. Wallace, Jr. Marital Trust

  
NANCY JANE WALLACE

FORM 6183 FEB 2115

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

The foregoing instrument was acknowledged before me this 27 day of November, 1989, by ROGER C. TIDWELL, the Assistant Vice President of First Interstate Bank of Utah, N.A., a national banking association, Co-Trustee of the John M. Wallace Jr. Family Trust and Co-Trustee of the John M. Wallace Marital Trust.

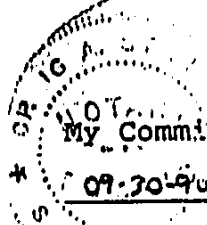


[Signature]  
NOTARY PUBLIC  
Residing at: S.C. UT

My Commission Expires:  
09-30-90

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

On the 27 day of November, 1989, personally appeared before me M. Walker Wallace, who duly acknowledged to me that he executed this instrument as Co-Trustee of the John M. Wallace, Jr. Family Trust.




[Signature]  
NOTARY PUBLIC  
Residing at: S.C. UT

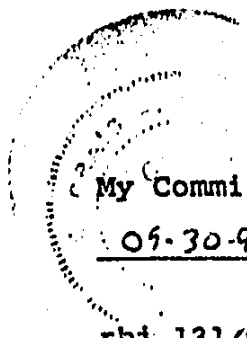
My Commission Expires:  
09-30-90

833-6183 FAX 2116

STATE OF UTAH )  
 : SS.  
COUNTY OF SALT LAKE )

On the 27 day of November, 1989, personally appeared before me Nancy Jane Wallace, who duly acknowledged to me that she executed this instrument as Co-Trustee of the John M. Wallace, Jr. Marital Trust.

  
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NOTARY PUBLIC  
Residing at: SLC UT



My Commission Expires:  
09-30-90

rbj 131/mj

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