

1158500

Recorded at Request of P. E. Woolley 1949

at 7:45 AM Fee paid \$ 2.90 Hazel Taggart Chase, Recorder Salt Lake County, Utah

By P. E. Woolley, Dep. Book 681 Page 235 Ref. 201-117-3135

5827 Holladay Blvd.

SPECIAL WARRANTY DEED

M. WALLACE WOOLLEY, a single man, Grantor, of Salt Lake City, Salt Lake County, State of Utah, hereby conveys and warrants only as to the acts of the said Grantor to Phyllis G. Woolley of Salt Lake City, Salt Lake County, State of Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

Beginning at a point North 41° 32' 30" East 435.4 feet from the corner common to Sections 14, 15, 22 and 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 89° 59' East 575.2 feet; thence North 09' West 20 feet; thence North 89° 59' West 575.2 feet; thence South 20 feet to beginning. Also beginning at a point 326.897 feet North and 288.75 feet East from the Southwest corner of Section 14, Township 2 South, Range 1 East, Salt Lake Meridian, which said point is also North 41° 32' 30" East 435.4 feet from the Southwest corner of said Section; thence South 89° 59' East 575.2 feet to the West side of a county highway; thence South 0° 9' East along said highway 169 feet; thence North 89° 59' West 501.8 feet more or less to the Knudsen and Bagley tract of land; thence North along said last mentioned tract, 140 feet more or less; thence West along the last mentioned tract of land 74.25 feet more or less to a point due South from the point of beginning; thence North 29 feet more or less to beginning.

Subject, however, to an easement in favor of Ella T. Park, for diversion works and pipe line as now located, used to convey water from Big Cottonwood Creek to the property of said Ella T. Park, said point of diversion being located at a point on Big Cottonwood Creek, on the above described premises, which point bears North 60° 57' East 495.7 feet from the Southwest corner of Section 14, Township 2 South, Range 1 East, Salt Lake Base and Meridian; said pipe line running from said point of diversion in a Northerly direction to the premises owned and occupied by the said Ella T. Park; and

Further subject to all rights reserved by said Ella T. Park, in and to that certain spring rising upon the above described premises together with the right to maintain and develop the flow thereof, together with an easement in favor of the said Ella T. Park, to construct and maintain diversion works and pipe line sufficient to divert and carry the entire flow of said spring from and across the above described premises in a Northerly direction, with the right to enter upon said premises for the purpose of constructing, maintaining and repairing said diversion works and pipe line and developing said spring; it being understood that the privileges hereby reserved do not contemplate or include the construction of an extensive settling tank or basin or the erection or maintenance of a pumping plant or system or other obstruction that would mar the usefulness or beauty of the surrounding premises. Said spring is located approximately 75 feet South and 25 feet East from the diversion works of said Ella T. Park, above described.

Together with all improvements and appurtenances and water rights thereunto belonging and together with screens, shades, linoleums, carpets and garden equipment.

Subject also to the taxes to Salt Lake County for the year 1949.

MCKAY, BURTON, NIELSEN AND RICHARDS
Attorneys and Commissioners at Law
Salt Lake City, Utah

WITNESS the hand of said Grantor this 25th day of May,

1949.

M. Wallace Woolley
M. Wallace Woolley

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

On this 25 day of May, 1949, personally appeared before me M. WALLACE WOOLLEY, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Walter M. Burton
Notary Public
Residing at Salt Lake City, Utah

My commission expires:

11/30/52

MCKAY, BURTON, NIELSEN AND RICHARDS
Attorneys at Law
Newhouse Building
Salt Lake City, Utah

