

5210405

Recorded at Request of:
METRO NATIONAL TITLE
File Number: 92005129

83

5210405
05 MARCH 92 04:14 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: SHARON WEST , DEPUTY

Mail Tax notice to:
TIMOTHY B. HUFFAKER
700 DESOTO STREET
SALT LAKE CITY, UTAH 84103.

WARRANTY DEED

ENSIGN DOWNS, INC., a Utah corporation

GRANTOR

of 139 EAST SOUTH TEMPLE #310, SALT LAKE CITY, UTAH 84111,
County of SALT LAKE, State of Utah, hereby CONVEY and WARRANT
TO:

TIMOTHY B. HUFFAKER and MARGARET M. HUFFAKER, husband and wife
as joint tenants

GRANTEE

of 700 DESOTO STREET, SALT LAKE CITY, UTAH for the sum of TEN
AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
the following described tract(s) of land in SALT LAKE County,
State of Utah:

All of Lot 5, ENSIGN DOWNS PLAT "J", according to the official
plat thereof, on file and of record in the office of the Salt
Lake County Recorder.

Part of Lot 12, ENSIGN DOWNS PLAT "H", more particularly
described as follows:

Beginning at a point which is South 89 deg. 43'45" West 682.003
feet measured (680.272 feet recorded) and South 00 deg. 16'15"
East 1969.614 feet measured (1969.573 feet recorded) and South
08 deg. 58'45" West 143.000 feet and South 88 deg. 21'15" East
130.527 feet and South 04 deg. 23'45" West 93.898 feet from the
North quarter corner of Section 30, Township 1 North, Range 1
East, Salt Lake Base and Meridian; thence from said point of
beginning South 53 deg. 31'16" East 231.359 feet to the North
right of way line of Ensign Vista Drive; thence Westerly along
said right of way along the arc of a 440.526 foot radius curve
to the left, bearing to the radius point bears South 27 deg.
59'01" East; thence along arc of said curve 132.429 feet through
a central angle of 17 deg. 13'27" to the point of a 217.352
foot radius reverse curve to the right (bearing to the radius
point bears North 45 deg. 23'56" West); thence along arc of said
curve 118.094 feet through a central angle of 31 deg. 07'50";
thence departing said North right of way of Ensign Vista Drive
North 04 deg. 23'45" East 275.040 feet to the point of
beginning.

SUBJECT TO: County and/or City Taxes after 1991; Bonds and/or
Special Assessments not delinquent and Covenants, Conditions,
Restrictions, Rights-of-Way, Easements, Leases and Reservations
now of Record including those certain restrictions recorded May
31, 1991 as Entry No. 5074-820 in Book 6321 at Page 2159 of
official records.

Grantee hereby accepts delivery of this deed subject to the
following restrictions which shall affect Only That Portion of
the above described property lying within the bounds of Lot 12,
Ensign Downs Plat "H":

The Grantee his successors and assigns agrees that no permanent
dwellings shall be constructed on that portion of

Not in age

CONTINUED NEXT PAGE

8K6420Pg2152

the above described property lying within the bounds of Lot 12, Ensign Downs Plat "H" and that said property is subject to maintenance and vegetation costs that may be imposed by Salt Lake City which costs will be born by the Grantee herein.

WITNESS, the hand(s) of said grantor(s), this 5th day of MARCH, 1992.

ENSIGN DOWNS, INC., .

BY: Alexander J. Robinson
ALEXANDER J. ROBINSON, President

Christopher F. Robinson
CHRISTOPHER F. ROBINSON, Secretary

Timothy B. Huffaker
TIMOTHY B. HUFFAKER

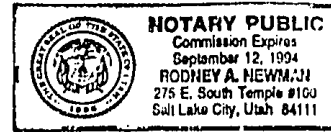
Margaret M. Huffaker
MARGARET M. HUFFAKER

STATE OF UTAH, County of SALT LAKE) ss:

On this date, March 5, 1992 personally appeared before me ALEXANDER J. ROBINSON and CHRISTOPHER F. ROBINSON who being by me duly sworn did say, that they are the President and Secretary (respectfully) of ENSIGN DOWNS, INC. the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said ALEXANDER J. ROBINSON and CHRISTOPHER F. ROBINSON acknowledged to me that said corporation executed the same.

Rodney A. Newman
NOTARY PUBLIC

My commission expires: September 12, 1994
Residing in: SALT LAKE CITY, UTAH



STATE OF UTAH, County of SALT LAKE) ss:

On this date, March 5, 1992 personally appeared before me TIMOTHY B. HUFFAKER AND MARGARET M. HUFFAKER the signer(s) of the within instrument, who duly acknowledged to me that they executed the same as acceptance of the deed restrictions.

Rodney A. Newman
NOTARY PUBLIC

My commission expires: September 12, 1994
Residing in: SALT LAKE CITY, UTAH

