

Return To:  
Michael V. Crittenden and Mary Kay Crittenden  
Brent E. Barnes and Callie C. O'Hara  
1070 Hoytsville Road  
Hoytsville, Utah 84017

**WARRANTY DEED**

Michael W. Olsen and Sherie A. Olsen

**Grantor** of Salt Lake, County of Salt Lake, State of Utah, hereby  
**CONVEYS and WARRANTS to**

Michael V. Crittenden and Mary Kay Crittenden, husband and wife, as joint tenants, as to an undivided 1/3 interest and Brent E. Barnes, as to an undivided 1/3 interest and Callie C. O'Hara, as to an undivided 1/3 interest.

**Grantee** of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND NO/100 -----DOLLARS, and other good and valuable consideration

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

**00651637** Bk01519 Pg01010-01013

See Attached Exhibit "A"

ALAN SPRIGGS, SUMMIT CO RECORDER  
2003 MAR 19 12:19 PM FEE \$28.00 BY GGB  
REQUEST: HIGH COUNTRY TITLE

FOR REFERENCE PURPOSES ONLY: Tax Parcel/Serial No. NS-567.

SUBJECT TO current general taxes, easements, restrictions and rights of way of record.

WITNESS the hand of said grantor, this 14<sup>th</sup> day of March, A.D. 2003

Michael W. Olsen  
Michael W. Olsen

Sherie A. Olsen  
Sherie A. Olsen

STATE OF UTAH

COUNTY OF SALT LAKE

On the 14<sup>th</sup> day of March, 2003, personally appeared before me Michael W. Olsen and Sherie A. Olsen the signers of the within instrument who duly acknowledged to me that they executed the same.

M. J. [Signature]  
Notary Public

My Commission Expires: 7/17/2004  
Residing at: Centerville, Utah



BK1519 PG1010

LTC # 31731

**EXHIBIT 'A'**

**PARCEL NO. 1:**

BEGINNING at a point which is South 857.82 feet and East 243.44 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on the Westerly right of way line of Hoytsville Road); and running thence South 17°56'22" East 250.68 feet along said road line to an old existing fence line, which is the Northerly line of the Creamery Lane Estates Subdivision; thence South 88°25'17" West 1368.73 feet along said line; thence North 17°56'23" West 246.84 feet; thence North 88°16'02" East 1367.66 feet to the point of BEGINNING.

**PARCEL NO. 2:**

BEGINNING at a point which is South 899.17 feet and West 1123.59 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian; and running thence South 17°56'23" East 246.84 feet to an old existing fence line, which is also the Northerly line of the Creamery Lane Estates Subdivision; thence South 88°25'16" West 1193.09 feet along said line to the Easterly line of the Utah Parks and Recreation property; thence North 08°32'48" West 235.71 feet along said line; thence North 88°16'02" East 1078.93 feet to the point of BEGINNING.

For Reference Purposes Only: Part of Tax Serial No. NS-567

**TOGETHER** with an easement for Agriculture ingress and egress over the Westerly 15 feet (said easement runs parallel to the Old Union Pacific Railroad) of Lot 1, Creamery Lane Estates Subdivision, recorded October 15, 1993 as Entry No. 389367 .

**SUBJECT** to an easement for Agriculture ingress and egress over the Westerly 15 feet (said easement runs parallel to the Old Union Pacific Railroad) of Parcel 2 shown above , for the use and benefit of the following real property described :

Beginning at a point which is South 661.12 feet and West 1193.82 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on an old existing fence line) and running thence South 17°56'23" East 250.00 feet; thence South 88°16'02" West 1078.93 feet to the Easterly line of Utah Parks & Recreation Parcel; thence North 8°36'00" West 241.80 feet along said line; thence North 88°16'02" East 1038.07 feet along an existing fence line to the point of beginning. (Ralph Crittenden)

For Reference Purposes Only: Part of Summit County Tax Serial No. NS-5671

(Continued)

**SUBJECT TO** an irrigation easement for the reasonable maintenance, and operation of an irrigation line as presently constituted on the property for the use and benefit of the following real properties:

**PARCEL A:** (Crittenden)

Beginning at a point which is South 19°18'00" East 655.28 feet and South 88°16'02" West 50.16 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on the Westerly line of Hoytsville Road); and running thence South 17°56'23" East 250.00 feet along said road line; thence South 88°16'02" West 1360.88 feet; thence North 17°56'23" West 250.00 feet to an existing fence line; thence North 88°16'02" East 1360.88 feet along said fence line to the point of beginning.

For Reference Purposes Only: Part of Summit County Tax Serial No. NS-567.

**PARCEL B:** (Olsen)

Lots 1 and 2 Creamery Lane Estates Subdivision, recorded October 15, 1993, as Entry No. 389367.

For Reference Purposes Only: Summit County Tax Serial No. CHE-1 and CLE-2.

**PARCEL C:** (Olsen)

Beginning at a point which is North 1252.55 feet and East 1371.34 feet from the South quarter corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence North 152.33 feet; thence East 144.18 feet; thence South 149.90 feet to the North fence line of the County Road; thence South 89°02' West 144.20 feet along said fence line to the point of beginning.

For Reference Purposes Only: Summit County Tax Serial No. NS-556-B.

**PARCEL D:** (Brown)

A tract of land beginning at a point that is 39.52 rods South 19°18' East from the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, Township 2 North, Range 5 East of the Salt Lake Base and Meridian and running thence South 87°20' West 175.8 rods; thence North 2°42' West 42.404 rods; thence South 89°02' East 5.38 rods; thence North 3.824 rods; thence East 16.992 rods; thence South 7°20' East 24.56 rods; thence North 84°14' East 40.64 rods; thence North 87°21' East 103.88 rods; thence South 19°18' East 23.12 rods to the place of beginning.

**PARCEL E:** (Brown)

A tract of land beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, Township 2 North, Range 5 East of the Salt Lake Base and Meridian, and running thence South 18°48' East 16.4 rods; thence South 87°21' West 104 rods; thence North 15.52 rods; thence North 87°21' East 98.56 rods to the place of beginning.

For Reference Purposes Only; Summit County Tax Serial No. NS-566.

**EXCEPTING THEREFROM PARCELS D AND E THE FOLLOWING DESCRIBED PARCELS:**

**EXCEPTION PARCEL 1:**

Beginning in the Highway right of way at the Southeast corner of Grantor's land, which is 39.52 rods South 19°18' East from the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 87°20' West 255 feet, more or less, to a point 190 feet South 87°20' West from the Westerly line of the Highway right of way; thence North 19°18' West 100 feet; thence North 87°20' East 255 feet, more or less, to a point North 19°18' West from the place of beginning; thence South 19°18' East 100 feet to the place of beginning.

**EXCEPTION PARCEL 2:**

Beginning 39.52 rods South 19°18' East 255 feet South 87°20' West 100 feet North 19°18' West of the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running North 19°18' West 10 feet; thence North 87°20' East 255 feet; thence South 19°18' East 10 feet; thence South 87°20' West 255 feet to the place of beginning.

**EXCEPTION PARCEL 3:**

Beginning 39.52 rods South 19°18' East 255 feet South 87°20' West 110 feet North 19°18' West of the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running North 19°18' West 150 feet; thence North 87°20' East 255 feet; thence South 19°18' East 150 feet; thence South 87°20' West 255 feet to the place of beginning.

**EXCEPTION PARCEL 4:**

Beginning 39.52 rods South 19°18' East 255 feet South 87°20' West and 260 feet North 19°18' West of the Northeast corner of the Northwest quarter of the Southeast quarter, Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian; thence North 87°20' East 225 feet, thence North 19°18' West 136 feet, thence South 87°20' West 225 feet, thence South 19°18' East 136 feet to the point of beginning.

**EXCEPTION PARCEL 5:**

A tract of land beginning at a point on the West boundary of the State's highway, which place of beginning is South 87°21' West 50 feet, more or less, from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and from said point of beginning running thence South 18°48' East 227 feet; thence South 87°21' West 60 feet; thence North 18°48' West 227 feet; thence North 87°21' East 60 feet to the point of beginning.

**EXCEPTION PARCEL 6:**

Beginning at a point on the West side of a State Highway, said point being South 71°12' West 46.84 feet and South 18°48' East 77.64 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, running thence South 18°48' East 134 feet along the West side of said Highway, thence South 71°12' West 59.1 feet along an old fence line, thence North 18°48' West 142.31 feet along an old fence line, thence North 79°12' East 59.68 feet along a 6 foot high chain link fence to the point of beginning.

**EXCEPTION PARCEL 7:**

Those portions lying Westerly of the Easterly line of the Parcel conveyed to the STATE OF UTAH, DIVISION OF PARKS AND RECREATION in that certain Quit Claim Deed recorded as Entry No. 310099 in Book 527 at Page 47, reference to which is hereby made for the particulars.

**EXCEPTION PARCEL 8:**

Those portions lying Easterly of the Westerly right of way line of State Highway No. 189 as presently existing.