

2052779

Recorded JAN 7 1965 at 2:59 p.m.
Request of TRACY COLLINS TRUST CO.
Fee Paid HAZEL TAGGART CHASE
Recorder, Salt Lake County, Utah
\$ 3.20 By [Signature] Deputy
Ref. _____

WARRANTY DEED

JOHN B. BURNHAM and IRENE BURNHAM, his wife, Grantors, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to CHARLES D. PETERSON and VILAH J. PETERSON, his wife, as joint tenants, and not as tenants in common, with full rights of survivorship, Grantees, of Salt Lake City, County of Salt Lake, 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, to-wit:

Beginning at a point South 1323.96 feet and West 1301.27 feet from the North 1/4 corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence West 304.76 feet; thence North 200.01 feet; thence South 61°33' East 124.43 feet; thence South 77°17' East 199.00 feet; thence South 20°00' East 29.60 feet; thence South 7°19'30" West 69.68 feet to the point of beginning. Containing 1.0 Acres, more or less.

Together with a 20.0 foot right-of-way for ingress and egress to and from said tract over that certain road as the same now exists over grantors' land, which road runs from Walkers Lane Southerly past the North boundary line of the above described property to a point which is North 7°19'30" East 69.68 feet and North 20°00' West 14.80 feet from the Southeast corner of the tract herein conveyed.

Subject to general taxes, easements, restrictions and rights of way of record or enforceable in law or equity.

Grantees, for themselves, their heirs, and assigns, hereby covenant:

1. That they shall not at any time conduct, or permit to be conducted, on said property any trade or business of any description, nor shall said property be used for any other purpose whatsoever except for the purpose of a private dwelling or residence.



2. That not more than one single-family dwelling or residence, with garage building, may be built upon said property and said dwelling or residence shall have a ground floor area of not less than 1,500 square feet exclusive of garages, porches and terraces not under the main roof.

3. That no trailer, tent, shack, garage, barn, or other outbuilding erected on the said property or any part thereof shall at any time be used as a residence, either temporary or permanent, nor shall any structure of a temporary character be used at any time as a residence.

4. These covenants and restrictions are to run with the land and shall be binding upon the grantees and all persons claiming under them until the expiration of twenty (20) years from date hereof at which time said covenants and restrictions shall terminate.

WITNESS the hands of said Grantors, this 5th day of

January, A.D. 1965.

Signed in the Presence of

Joseph S. Egner

John B. Burnham
John B. Burnham

Irene Burnham
Irene Burnham

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

On the 5th day of January, A.D. 1965 personally appeared before me JOHN B. BURNHAM and IRENE BURNHAM, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Clark P. Ellis
Notary Public,
Residing in Salt Lake County, Utah