

1398676

Recorded NOV 15 1954
Request of J. F. KAMM
Fee Paid. Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
By J. F. KAMM Deputy
\$ 1.90
Book 1142 Page 326

WARRANTY DEED

ELIZABETH C. KEYSER, Grantor, of Salt Lake County, State of Utah, hereby conveys and warrants to JOAN K. HANSELL, Grantee, of 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 marked by a 1/4 inch rod set in a concrete monument, which is situated South 461.93 feet and East 29.57 feet from the Northwest corner of the Elizabeth C. Keyser property, said Northwest corner of the Elizabeth C. Keyser property being at a point situated on the South side of Walker Lane, whence the re-established North 1/4 corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah, bears North 0° 02' East 405.15 feet, said re-established North 1/4 corner of said Section 15 is marked with a 2 inch pipe with a brass cap marked "1/4" set in an 8 inch concrete monument; and from said point of beginning running South 35° 53' 20" East 162.28 feet; thence South 55° 10' 50" East 266.17 feet; thence South 6° 52' West 100.15 feet; thence North 76° 28' 10" West 106.47 feet; thence South 27° 34' 30" West 92.70 feet; thence North 55° 13' 10" West 225.62 feet to a point in a North-South fence; thence North 0° 02' East along said fence 311.49 feet; and thence East 29.85 feet to the point of beginning.

Subject to a right of way for a road over the westerly 30 feet thereof.

Together with a right-of-way for ingress and egress to and from the above-described land over a strip of land 30 feet wide, the East side line of which is described as follows: Commencing on the South side of Walker Lane at a point 405.95 feet South and 29.24 feet East from the said re-established North 1/4 corner of Section 15 and running thence South 12° 00' East 143 feet; thence South 12° 40' West 143 feet; thence South 180 feet to a point which is 30 feet, more or less, East of the Northwest corner of the tract of land first hereinabove described.

Together also with a right-of-way for ingress and egress to and from the tract of land first hereinabove described over a strip of land 20 feet wide described as follows: Beginning North 35 feet more or less from the beginning point of the description of the tract of land first hereinabove described; and running thence South 35° 53' 20" East 190 feet parallel to and 20 feet from the Northeasterly boundary of the tract of land first hereinabove described; thence continuing on parallel to and 20 feet from the Northeasterly boundary of said tract of land South 55° 10' 50" East 266 feet; thence South 54° 23' 40" West to the most easterly corner of

the tract of land first hereinabove described; thence running North 55° 10' 50" West 266.17 feet; thence North 35° 53' 20" West 162.28 feet; thence North 35 feet more or less to the place of beginning.

Together with a right-of-way 3 feet in width for a water pipeline as the same is now located, and which extends Easterly, from the Easterly boundary of the tract of land first hereinabove described, to the East boundary of the Elizabeth C. Keyser tract of land.

Together with 2 1/4 acres of water right under the Green Ditch in and to the use of the waters of Big Cottonwood Creek and/or flowing in the water system of the City of Salt Lake for domestic, irrigation and/or other purposes upon the land hereinbefore described, mentioned and described in that certain agreement dated August 8, 1924, between the said City of Salt Lake and Mary A. Cheesman, et al, and recorded October 25, 1925, in the Office of the County Recorder of Salt Lake County, Utah, in Book 3-U of Liens & Leases at Pages 457 and 459.

WITNESS, the hand of said grantor, this 13th day of _____
November _____, 1954.

Elizabeth C. Keyser
Elizabeth C. Keyser

UTAH)
STATE OF CALIFORNIA)
SALT LAKE : ss
COUNTY OF MONTEREY)

On the 13th day of November, A. D. 1954, personally appeared before me ELIZABETH C. KEYSER, the signer of the within instrument, who duly acknowledged to me that she executed the same.



William R. Ingraham
Notary Public
Residing at:

My Commission expires:

5-5-56