2853733

TRUSTEES

SPECIAL WARRANTY DEED

ZIONS FIRST NATIONAL BANK, a National Banking Association, as Trustee, of Salt Lake City, Utah, Grantor, hereby conveys and warrants against the acts of the Grantor only,

PETE MARCOSA UCKERMAN and LE VOY S. MARCOSA UCKERMAN, as Joint Tenants

Grantees,

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERA-

TION, the following described tract

of land situated in SALT LAKE

County,

State of UTAH:

SEE ATTACHED SCHEDULE "A"

Recorded	SEP 8	1976	333/
Request of Fee	SECURITY TIT Paid KATIE L. er, Salt Lake Co	LE COMPA	ANY
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IN WITNESS WHEREOF, the Grantor this 24th, day of August 19.76... has caused these presents to be executed in its corporate name, as trustee, and under its corporate seal, as trustee, by two of its Vice Presidents hereunto duly authorized.

ZIONS FIRST NATIONAL BANK, a

National Banking Association, as Trustee

Vice President 🧷

Vice President

STATE OF UTAH

COUNTY OF SALT LAKE { SS.

On the 24th day of August , A.D. 1976., personally appeared before me Wayne S. Hintze and R. B. Anderson , who being by me duly sworp did say they are Vice Presidents of Zions First National Bank, a National Banking Asso ciation, and that said instrument was signed in behalf of said Association, as Trustee, by resolution of its Board of Directors and they acknowledged to me that said Association executed the same, as Trustee.

Notary Public

east () () () My commission Expires June 24, 1979 Residing at SALT LAKE CITY, UTAH

63,74 \$6

Lot 53, proposed plat of Hi-Country Estates Phase II, and being more particularly described as follows:

Beginning at a point which is South 1915.48 feet and West 372.41

feet from the Northeast corner of Section 9, T 4 S, R 2 W, S.L.B. &

M. and thence running N 80° 35' 16" W, 1004.86 feet to a point on a

540.00 foot radius curve to the left (radius point bears N 80° 35' 540.00 foot factors controlled for the foot factors for the factor of 16" W)' thence Northeasterly along said curve an arc distance of 121.33 feet (delta angle = 12° 52' 23")' thence N 3° 27' 39" W, 259.71 feet; thence N 89° 58' 12" E, 1001.41 feet; thence S 0° 04' 20" W, 545.00 feet to the point of beginning.

Containing 10.53 acres.

Subject to a 25 foot R/W along the West side. Also subject to a 10 foot utility easement for the Herriman Pipeline Co.

Subject to existing Easements, Right-of-Ways and Reservation by

Subject to existing Easements, Right-of-Ways and Reservation by the Grantor of all Mineral and Oil Rights.

*Together with and subject to a perpetual easement and right of Together with and subject to a perpetual easement and right of way over and across the following described roads, A through H, both inclusive, and J through M, both inclusive, and more fully described in the Special Warranty Deed from Zions First National Bank, Trustee, to James M. Mascaro and Frieda L. Mascaro, recorded May 20, 1974, as Entry No. 2622872, in Book 3590, page 26 of Official Records."

"This grant of Easement shall be binding upon the heirs, successors and assigns of grantor and grantee and others similarly situated and shall be a covenant running with the land."