

#621849

SPECIAL WARRANTY DEED.

SALT LAKE CITY, a municipal corporation of the State of Utah, GRANTOR, hereby grants and conveys to NEFF HOLDING COMPANY, a corporation of Utah, GRANTEE, for the sum of One and 00/100 (\$1.00) Dollars, receipt of which is hereby acknowledged, the following described parcel of land situate in Salt Lake City, Salt Lake County, State of Utah, to-wit:

Beginning at a point on the east line of 11th East Street, being 18 ft. N. 89° 50' 52" E. and 169.4 ft. S. 0° 01' E. from the N.W. corner of Lot 9, Block 46, 10-Acre Plat A, B. F. S.; thence N. 0° 01' W. 87 ft. to the center line of Farleys Creek; thence southeasterly along said center line 110 ft. to a point which bears N. 89° 50' 52" E. from point of beginning; thence S. 89° 50' 52" W. 65 ft. to point of beginning.

It is expressly understood and agreed that this deed is given and accepted subject to the following conditions:

1. The grantee agrees not to change the course of Farleys Creek where the same abuts on the above described property and not to decrease the water carrying capacity of said creek. The Grantee shall have the right to conduit said creek at his own expense where the same abuts above described property. The grantor shall not be liable for any damage to above described property or any conduits by reason of any action of the waters of said creek.

2. The grantor and its successors will forever only warrant and defend title to the hereinbefore described premises in the grantee and its successors and assigns, against any act or acts, thing or things, whatsoever, done, committed, executed, or suffered by the grantor, whereby said premises or any parcel thereof now are, or at any time hereafter shall or may be impeached, charged, or incumbered in any manner or way whatsoever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this deed and the same to be executed and delivered in its behalf by its Mayor and its corporate seal to be hereunto affixed and these presents to be countersigned by its City Recorder, this 25th day of October, A. D. 1928.

Ethel Macdonald  
City Recorder.

SALT LAKE CITY, UTAH.  
CORPORATE SEAL

SALT LAKE CITY,  
By John F. Bowman  
Mayor.

STATE OF UTAH )  
COUNTY OF SALT LAKE )SS.

On the 25th day of October, A. D. 1928, personally appeared before me John F. Bowman and Ethel Macdonald, who, being by me duly sworn, did say that they are the Mayor and City Recorder, respectively, of Salt Lake City, the Grantor in the above and foregoing instrument; and that said deed was executed by them in behalf of said Salt Lake City, a municipal corporation, by authority of a motion duly passed by the Board of Commissioners of Salt Lake City on the 25th day of October, 1928; and duly acknowledged to me that said municipal corporation executed the same.

My commission expires:  
December 18th 1929

H. WARREN SMITH,  
NOTARY PUBLIC  
SALT LAKE CITY-STATE OF UTAH.  
COMMISSION EXPIRES  
DEC. 18, 1929.

H Warren Smith  
Notary Public,  
residing at Salt Lake City, Utah.

Recorded at request of David Neff Nov. 20, 1928 at 1:16 P. M. in Bk. #41 of Deeds, Pg. 347. Recording fee paid \$1.50. (Signed) Aurura H. Hiatt, Recorder, Salt Lake County, Utah, by Thomas Lewis, Deputy. (Reference: C-28-239-45.)

#621857

ADMINISTRATOR'S DEED.

THIS INDENTURE made on the 31st day of January, 1928, by and between Tracy Loan & Trust Company, a corporation, as the duly appointed, qualified and acting administrator of the estate of Herman Bamberger, deceased, late of Salt Lake County, Utah, the party of the first part, and Mrs. Helen Lehman Samuels of Salt Lake County, Utah, party of the second part. WITNESSETH:

THAT WHEREAS, on the 15th day of July, 1927, the District Court of the Third Judicial District, in and for Salt Lake County, Utah, pursuant to a petition made and filed in the matter of the estate of Herman Bamberger, deceased, pending in said court, made and entered an order authorizing, ratifying, approving and confirming an agreement entered into between the administrator and heirs of said estate, and the administrator of the estate of Simon Bamberger, deceased, and various grantees named in certain deeds executed by the said Herman Bamberger, in his lifetime, which said agreement is set out in full in said order, and which order is now on file and of record in said court, and is hereby referred to for greater certainty; and

WHEREAS, by said order, said court ordered, adjudged and decreed, among other things, that the deed from the said Herman Bamberger, deceased, to Mrs. Helen Lehman Samuels, party of the second part herein, dated November 27, 1922, and recorded March 18, 1924, in Book "12-b" of Deeds, page 49, records of Salt Lake County, Utah, conveying to the said party of the second part the real estate hereinafter described, was the duly executed, acknowledged and delivered deed of the said Herman Bamberger, deceased, and that the same vested in the said party of the second part all of the right, title and interest of the said Herman Bamberger, deceased, in the property therein and herein described, and further ordered, adjudged and decreed that the title to said property was quieted in the said party of the second part against the administrator of the estate of the said Herman Bamberger, deceased, the party of the first part herein, and against the claims of each and all the other parties named in said agreement, and against all persons claiming by, through or under them, or either of them, and further ordered that the party of the first part quit-claim all interest of said estate in and to said property:

NOW THEREFORE, the said Tracy Loan & Trust Company, as administrator of the estate of Herman Bamberger, deceased, as aforesaid, the party of the first part, pursuant to said order of said court, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns forever, all the right, title, interest and estate of the said Herman Bamberger, deceased, at the time of his death, and also all the right, title and interest that said estate, by operation of law or otherwise, may have acquired, other than or in addition to that of said estate at the time of his death, in and to all that certain parcel of real estate lying and being in said Salt Lake County, Utah, and bounded and particularly described as follows, to-wit:-

"Beginning at the Northeast corner of Lot 7, Block 134, Plat "A", Salt Lake City Survey, and running thence West 41 1/2 feet, thence South 165 feet; thence East 41 1/2 feet, thence North 165 feet to the place of beginning." Together with all the tenements, hereditaments and appurtenances whatsoever to the same belonging, or in anywise appertaining, and subject to all general taxes assessed against said parcel of real estate.

To have and to hold, all and singular, the above mentioned and described parcel of real estate, together with the appurtenances unto the said party of the second part, her heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part, as administrator of the estate of said deceased, as aforesaid, has executed these presents the day and year first above written.

Signed, sealed and delivered in  
the presence of  
W S Emms

TRACY LOAN & TRUST COMPANY,  
INCORPORATED 1902  
SEAL SEAL  
SALT LAKE CITY, UTAH.

TRACY LOAN & TRUST COMPANY,  
BY James W Collins  
Vice-President.  
Administrator.