

WHEN RECORDED, MAIL TO:

Michael Gottfredson
Attorney at Law
68 South Main - 5th Floor
Salt Lake City, Utah 84101

ENT 5735 BK 2763 PG 136
NINA B REID UTAH CO RECORDER BY MB
1991 FEB 12 9:24 AM FEE 10.00
RECORDED FOR MICHAEL GOTTFREDSON

**WARRANTY DEED
(Special)**

FAY T. DEARDEN and DONNA W. DEARDEN, Grantors,
of Park City, Utah, hereby CONVEY AND WARRANT against all
claiming by, through or under them to FAY T. DEARDEN as to an
undivided one-half interest and DONNA W. DEARDEN as to an
undivided one-half interest, Grantees, of P.O. Box 691, Park
City, Utah 84060, for the sum of TEN AND NO/100 DOLLARS, the
following described tracts of land in Utah County, State of
Utah:

The property is more particularly described on
Schedule "A", attached hereto and by this reference
made a part hereof.

WITNESS, the hands of said Grantors, this 8th day of
February, A.D. 1991.

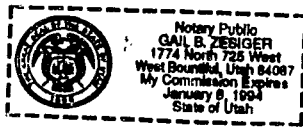

FAY T. DEARDEN


DONNA W. DEARDEN

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

ENT 5735 BK 2763 PG 137

On the 8th day of February 1991, personally
appeared before me FAY T. DEARDEN and DONNA W. DEARDEN, the
signers of the within instrument, who duly acknowledged to me
that they executed the same.



Gail B. Ziegler
NOTARY PUBLIC

Schedule "A"

Beginning at a point which is located 1052.15 feet north and 1206.23 feet west from the East Quarter Corner of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North $76^{\circ} 42'$ East 371.76 feet; thence South $89^{\circ} 34'$ East 427.51 feet to a fence line; thence North $0^{\circ} 08' 28''$ East 1.72 feet along said fence line; thence North $89^{\circ} 40' 54''$ West 788.55 feet along an existing fence line which fence line is the southerly fence line of State Highway 73; thence South $0^{\circ} 29' 19''$ West along an existing fence line 88.40 feet to the point of beginning.

AREA = 0.38 Acres.

Commencing at a point which is South 574.2 feet and West 423.6 feet from the East quarter corner of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South $89^{\circ} 13'$ West 672 feet; thence South $23'$ East 650 feet; thence South $1^{\circ} 41'$ West 91.7 feet; thence South $89^{\circ} 8'$ West 608.9 feet; thence North $57'$ East 1709 feet; thence South $89^{\circ} 32'$ East 458.7 feet; thence North $7'$ West 678.8 feet; thence North $76^{\circ} 42'$ East 382.9 feet; thence South $89^{\circ} 34'$ East 415.8 feet; thence South $10'$ East 1708.7 feet to beginning.

Subject to easements, restrictions and rights-of-way appearing of record or inforceable in law and equity and taxes for the year 1972 and thereafter.

W1/2 of SW1/4 of SW1/4 SEC 34, T4S, R3W, SLM, AREA 20 ACRES.