

WHEN RECORDED, MAIL TO:

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

ENT 5736 BK 2763 PG 139  
NINA B REID UTAH CO RECORDER BY MB  
1991 FEB 12 9:25 AM FEE 11.00  
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 (1) FAY T. DEARDEN, DONNA W. DEARDEN, ALAN W. DEARDEN, and JOHN F. DEARDEN, and the survivors and survivor thereof, Trustees of the FAY T. DEARDEN TRUST as to an undivided one-half interest, with full power to assign, sell, transfer, convey, encumber and mortgage, and (2) DONNA W. DEARDEN, FAY T. DEARDEN, ALAN W. DEARDEN, and JOHN F. DEARDEN, and the survivors and survivor thereof, Trustees of the DONNA W. DEARDEN TRUST as to an undivided one-half interest, with full power to assign, sell, transfer, convey, encumber and mortgage, 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.

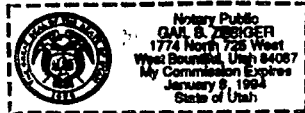
WITNESS, the hands of said Grantors, this 9<sup>th</sup> day of February, A.D. 1991.

Fay T. Dearden  
FAY T. DEARDEN

Donna W. Dearden  
DONNA W. DEARDEN

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

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° 42' East 371.76 feet; thence South 89° 34' East 427.51 feet to a fence line; thence North 0° 08' 28" East 1.72 feet along said fence line; thence North 89° 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° 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° 13' West 672 feet; thence South 23' East 650 feet; thence South 1° 41' West 91.7 feet; thence South 89° 8' West 608.9 feet; thence North 57' East 1709 feet; thence South 89° 32' East 458.7 feet; thence North 7' West 678.8 feet; thence North 76° 42' East 382.9 feet; thence South 89° 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.