

DEC 22 1976

MAIL TO - Valley Bank & Trust Co.  
2510 South State, SLCo, Utah 84115

Recorded at \_\_\_\_\_ M.  
Request of SECURITY TITLE COMPANY  
Fee Paid KATIE L. DIXON  
Recorder, Salt Lake County, Utah  
By Marion Beardsley Deputy

2899110

SPECIAL WARRANTY DEED

Ref. \_\_\_\_\_

*2899110*

J. B. TILE PROFIT SHARING TRUST, acting by and through its Trustee, JAY C. BLACKBURN, of Salt Lake City, County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under grantor, to JAY C. BLACKBURN and MARGIE E. BLACKBURN, his wife, as joint tenants with full right of survivorship, grantees of Salt Lake City, Salt Lake County, State of Utah, for the sum of TEN and No/100 DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Part of the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 23, T. 1 S., R 1 W., S.L.B. & M. in Salt Lake County, Utah.

Beginning at a point on the north line of Beardsley Place (2480 South) said point lying N. 0°07'0" E. 2,704.67 feet; S. 89°26'30" W. 1,988.53 feet, S. 0°33'30" E. 550.00 feet and S. 89°26'30" W. 620.79 feet from the southeast corner of Section 23. T. 1 S., R. 1 W., S.L.B. & M; and running thence S. 89°26'30" W., along said north line of Beardsley Place, 94.00 feet; thence N. 5°25'20" E. 140.41 feet; thence N. 25°31'00" E. 253.00 feet; thence S. 64°29'00" E. 129.47 feet; thence S. 24°59'0" W. 343.56 feet to the point of beginning.

Contains: 1.047 Acres

Together with a right-of-way, 15-foot wide lying 15-feet west of and parallel and adjacent to the following described line of reference:

Beginning at a point on the north line of Beardsley Place (2480 South), said point lying S. 89°26'30" W. 94.00 feet from the previously described point of beginning; and running thence N. 5°25'20" E. 140.41 feet; thence N. 25°31'00" E. 253.00 feet.

Also, subject to a right-of-way, 5-foot wide lying 5-feet east of and parallel and adjacent to the previously described line of reference.

The Trustee who signs this Deed hereby certifies that this Deed and the transfer represented thereby was duly authorized and is an official act of the Trustee.

IN WITNESS WHEREOF, the grantor has caused the signature of its authorized Trustee to be hereunto affixed this 13<sup>th</sup> day of October, 1976.

J. B. TILE PROFIT SHARING TRUST

By Jay C. Blackburn  
JAY C. BLACKBURN, Trustee

STATE OF UTAH )  
COUNTY OF SALT LAKE ) SS.

On the 13<sup>th</sup> day of October, 1976, personally appeared before me, JAY C. BLACKBURN, who being by me duly sworn did say, that he, the said JAY C. BLACKBURN, is the Trustee of J. B. TILE PROFIT SHARING TRUST and that the within and foregoing instrument was signed in behalf of said Trust by authority of the Committee of said Trust and said JAY C. BLACKBURN duly acknowledged to me that he executed the foregoing Deed in his capacity as Trustee of the J. B. TILE PROFIT SHARING TRUST.

My Commission Expires:  
October 15, 1977

Jay C. Blackburn  
NOTARY PUBLIC  
Residing in Salt Lake

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