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Recorded at Request of CARDON CONTRACT CO.
at 2:20 P.M. on 1/50 1960 1.50 Cardon Contract Co., Inc., Salt Lake County, Utah
BY F. E. Armstrong Dep. Book 370 Page 396 Ref: 8-34-235-22-24
WARRANTY DEED

BONNEVILLE-ON-THE-HILL COMPANY, a corporation of the State of Utah, grantor, hereby CONVEYS AND WARRANTS to WILLIAM H. FIRMAGE, grantee, a resident of Salt Lake County, Utah, for the sum of TEN (\$10.00) DOLLARS and other good and valuable considerations the following described tract of land situated in Salt Lake County, State of Utah, to-wit:

All of Lot 17, Block 1, Valley Vista, a subdivision of part of Lots 1, 3, 4, 19 and 20, Block 26, Five Acre Plat "C", Big Field Survey, and part of the Southeast quarter of the Southwest quarter of Section 10, Township 1 South, Range 1 East.

Subject to a right of way heretofore granted to erect and maintain public utility poles along the westerly line of aforesaid Lot 17 commencing at the northwest corner of said lot and running thence South 32°54'27" East 697.29 feet and further subject to a right of way for a canal as now located about 20 feet east of the west boundary of that portion of said Lot 17 located between Lots 5 and 6, said Block 1.

Subject to taxes for the year 1944.

By acceptance of this conveyance the grantee covenants and agrees:

1. That the cost and actual cash value of any residence or residences erected upon said premises shall not be less than \$6,000 except that the grantee may construct a caretaker's house upon said premises at a less cost and value.
2. That no apartment house, flat, terrace, double house of any kind or business house shall be erected or maintained on the premises hereby conveyed, but only segregated private residences with garage and other necessary out-buildings, swimming pools, tennis courts and other residential improvements, may be erected or maintained except that so far as may be permitted by law, the grantee may erect and maintain on the premises a stable or other buildings for the housing and keeping of horses and other domesticated animals and fowls.
3. That any and all of the above restrictions may be enforced by the grantor or any other owner of land in Valley Vista Subdivision, said restrictions being intended for the benefit of all future owners of land in said subdivision.
4. It is further mutually understood, covenanted and agreed that all of the above restrictions shall be removed, cease and determine on and after January 1, 1960.

The grantor reserves the right to hereafter deed to the respective owners of Lots 5 and 6, said Block 1, Valley Vista, a right of way over that part of Lot 17 lying between said Lots 5 and 6 for the purpose of ingress and egress to said Lots 5 and 6, said right or rights of way to be appurtenant to said Lots 5 and 6 and not to be assignable to any person or party other than owners thereof; further said rights of way shall be deeded to said respective owners subject to their assuming the duty to bear their proportionate share of the upkeep, improvement and repair of that part of said right of way that may be used by them and said respective owners by the acceptance of the conveyance of said right of way or by making use of the same shall be deemed to have assumed said obligations.

IN WITNESS WHEREOF, the grantor has caused these presents to be

