

WHEN RECORDED MAIL DEED TO:

SUTICO
P.O. BOX 190
St. George, Utah 84771

00611332 Bk 1238 Ps 0272
RUSSELL SHIRTS & WASHINGTON CO RECORDER
1998 JUL 23 13:19 PM FEE \$12.00 BY JLG
FOR: SOUTHERN UTAH TITLE CO

Order No. 79872

Space Above This Line for Recorder's Use

QUIT-CLAIM DEED

Corporate Form

TOWN OF IVINS, a Municipal Corporation, organized and existing under the laws of the State of Utah, with its principal office at St. George, of County of Washington, State of Utah, grantor(s), hereby

QUIT-CLAIM to

FRANKLIN DEVELOPMENT CORPORATION, a Utah Corporation, grantee(s) of Salt Lake City, County of Washington, State of Utah, for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract of land in WASHINGTON County, State of UTAH:

SEE EXHIBIT "A" ATTACHED HERETO FOR THE LEGAL DESCRIPTION.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

THE PURPOSE OF THIS DEED IS TO CONVEY TO GRANTEE ONLY THE INTEREST IN THE 20 FOOT EASEMENT AS DESCRIBED IN EXHIBIT "A" WHICH INTEREST WAS ACQUIRED BY GRANTOR BY QUIT CLAIM DEED recorded June 15, 1996, as Entry No. 438071, in Book 734, at Pages 760-761, Official Washington County Records. The 20 foot easement has been abandoned and is no longer needed. This conveyance is not intended to convey and does NOT disturb the 25 foot easement also received by grantor in the above referenced document.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this _____ day of _____, A. D. 1998.

ATTEST:

TOWN OF IVINS, a Municipal Corporation



Recorder

BY:

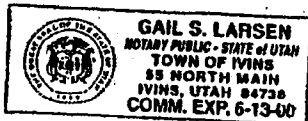
Chapman J. Blaine
MAYOR

NOTARY

County of Washington

) ss

On the 15 day of July, A. D. 1998 personally appeared before me, Christopher C. Blake and Kerrin O. Berry, who being by me duly sworn, did say, each for him/herself, that the said Christopher C. Blake is the Mayor and Kerrin O. Berry is the Recorder of the Town of Ivins, a Municipal Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said Christopher C. Blake and Kerrin O. Berry duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Gail S. Larsen
Notary Public

My Commission Expires: June 13, 2000

Notary Public residing at: Ivins, Ut. 84738

Exhibit "A" - Legal Description

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EASEMENT NO. 2: A Non-Exclusive Easement over, under, above and through the following described property, described herein by centerline, being 10.00 feet on either side of the following-described centerline, the same being 20.0 feet wide for Water Easement for four-inch water line: BEGINNING at a point North 632.26 feet and East 2448.47 feet from the SW Corner of Section 33, T41S, R16W, SLB&M, said point being on the East side of Snow Canyon Road; and running thence S. 63°50'52" E. 198.90 feet; thence N. 1°56'02" E. 171.31 feet; thence N. 82°29'29" E. 137.56 feet; thence N. 53°24'48" E. 171.64 feet; thence N. 70°40'04" E. 225.56 feet to the East property line of the National Institute of Fitness property.

Basis of bearing is S. 89°57'00" E. along the South line of Section 33 between the Southwest Corner of Section 33 and the North 1/4 Corner of Section 4.

~~NATIONAL INSTITUTE OF FITNESS, a Utah Corp~~

By *Marcus D. Sorenson*
Marcus D. Sorenson

TOWN OF IVINS

by: *Alt. Phil G. Bell*

