

SPECIAL WARRANTY DEED

(CORPORATE FORM)

S-3503
T-51705

UTAH TITLE AND ABSTRACT COMPANY, Trustee, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

FRED M. BRADSHAW and ELAYNE BRADSHAW, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common. grantee

of Salt Lake, City, County of Salt Lake, State of Utah for the sum of TEN DOLLARS and other good and valuable considerations the following described tract of land in Summit County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable in law and equity.

SUBJECT to the right of Summit County to reassess the tax assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by certain Annual Application for Assessment and Taxation of Agricultural Land, 1969 Farmland Assessment Act.

LIMITED TO SURFACE RIGHTS ONLY.

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 has caused its corporate name to be hereunto affixed by its duly authorized officers this 1st day of April, A.D., 1979

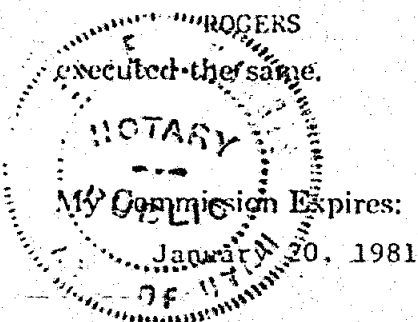
UTAH TITLE AND ABSTRACT COMPANY, Trustee

By Edward B. Rogers
Edward B. Rogers, President

STATE OF UTAH,
County of Salt Lake

Entry No.	<u>155322</u>	Book	<u>M 132</u>
RECORDED	<u>4-30-79</u>	at	<u>9:45 AM</u>
REQUEST of	<u>UTAH TITLE & ABSTRACT</u>		
FEE	<u>6.50</u>	WANDA Y. SPRIGGS, SUMMIT CO. RECORDER	
INDEXED		By <u>Wanda Y. Spriggs</u>	
		ABSTRACT	

On the 1st day of April, 1979, personally appeared before me EDWARD B. ROGERS, who being by me duly sworn, did say that he is the PRESIDENT of UTAH TITLE AND ABSTRACT COMPANY, Trustee, a 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 EDWARD B. ROGERS acknowledges to me that said corporation



Wanda Y. Spriggs
Notary Public
Residing at:
Salt Lake City, Utah

Utah Title and Abstract Company

BOOK # 132 PAGE 196

Said property is located in Sections 21 and 22, Township 1 South, Range 5 East, SIM..

Lot 80, more particularly described as follows:

BEGINNING at a point that is due South 6697.743 feet and due East 15,439.642 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, Salt Lake Base & Meridian, Summit County, Utah. (said Northwest Corner bearing North 1°06'56" West from Southwest Corner and being the basis of bearing for this description).

Thence: South 69°16'18" East 395.601 feet;
 Thence: South 88°58'15" East 410.00 feet;
 Thence: South 28°42'33" West 624.392 feet;
 Thence: South 37°59'55" West 1384.315 feet;
 Thence: North 47°32'35" West 1304.928 feet;
 Thence: North 60°49'57" East 246.221 feet;
 Thence: North 34°46'40" East 438.292 feet;
 Thence: North 61°46'29" East 771.767 feet;
 Thence: North 72°28'28" East 199.249 feet, to the point of BEGINNING, together with and subject to a 50 foot Right-of-Way designed as Right-of-Way "B" & "C".

RIGHT-OF-WAY "B"

A 50 foot right-of-way, 25 feet on each side of its center line described as follows:

BEGINNING at a point on the Southerly right-of-way line of State Highway 196, said point being due South 7684.549 feet, due East 3579.648 feet and North 44°30' East 25.00 feet from the Northeast Corner of Section 16, Township 1 South, Range 5 East, Salt Lake Base & Meridian, Summit County, Utah, said Section Corner being North 89°49'27" East 15,876.138 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, which corner is North 1°06'25" West (used as the basis of bearing in this description) from the Southwest Corner of said Section 18, thence South 52°00' East 415.836 feet; thence South 73°39'50" East 302.200 feet; thence North 72°31'45" East 1315.693 feet; thence North 60°49'57" East 246.221 feet; thence North 34°46'40" East 438.292 feet; thence North 61°46'29" East 771.767 feet; thence North 72°28'28" East 199.249 feet; thence South 69°16'28" East 395.601 feet; thence South 88°58'15" East 835.135 feet.

RIGHT-OF-WAY "C"

A 50 foot right-of-way, 25 feet on each side of its center line described as follows:

BEGINNING at a point on the South line of Section 21, Township 1 South, Range 5 East, Salt Lake Base & Meridian, said point being due South 10361.524 feet and South 89°38'12" West along the Section line 1587.724 feet from the Northeast Corner of Section 16, Township 1 South, Range 5 East, Salt Lake Base & Meridian, said corner being North 89°49'27" East 15,876.138 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, which corner is North 1°06'55" West (used as the basis of bearing in this description) from the Southwest Corner of said Section 18, thence North 11° East 449.284 feet; thence North 20°44'19" East 550.681 feet; thence North 30°07'54" East 826.710 feet; thence North 37°59'55" East 1624.315 feet; thence North 28°42'33" East 624.392 feet.

Limited To Surface Rights Only

Subject to the Covenants and Conditions as set forth in that certain Warranty Deed dated April 3rd, 1978, by and between TRACY LAND AND LIVESTOCK COMPANY, Grantor, and UTAH TITLE AND ABSTRACT COMPANY, TRUSTEE, Grantee, recorded April 5th, 1979, in Book M 130, at Pages 682-685, as Entry No. 154706, of Official Records of Summit County Utah, and recorded April 6th, 1979, in Book 124, at Pages 589-592, as Entry # 116016, of Official Records of Wasatch County, Utah.