

# SPECIAL WARRANTY DEED

(CORPORATE FORM)

UT-52698  
S-3565  
S-5765

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

GARETH J. PETERSON and LILLI ANN PETERSON, husband and and wife, as joint tenants, as to an undivided 1/2 interest; and MICHAEL J. STELLING and GERI STELLING, husband and wife, as joint tenants, as to an undivided 1/2 interest, <sup>grantee</sup>

of Salt Lake County, 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 EXHIBITS "A" AND "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This Deed is being given to correct an error in the legal description of that certain Special Warranty Deed dated April 1st, 1979, recorded April 30th, 1979, as Entry No. 155324, in Book M 132, at Pages 200-201, of Official Records.

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 18th day of August, 1983, A.D., 1983

UTAH TITLE AND ABSTRACT COMPANY, Trustee

By Edward B. Rogers  
Edward B. Rogers, President

Entry No.	214053
REQUEST OF	UTAH TITLE & ABSTRACT
FEE	ALAN SPRIGGS SUMMIT CO. RECORDER
\$ 8.50	By Susan Robinson
RECORDED	DEC 30 1983 at 1:43 PM

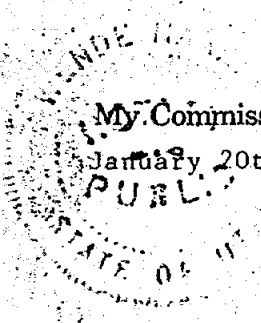
STATE OF UTAH,  
County of Salt Lake

On the 18th day of August, 1983, 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 executed the same.

Wende Harris  
Notary Public

Residing at:  
Salt Lake City, Utah

My Commission Expires:  
January 20th, 1985



BOOK 285 PAGE 468-70

EXHIBIT A

Said property being located in Section 21 and 22, township 1 South, Range 5 East, Salt Lake Base & Meridian.

Lot 76, more particularly described as follows:

BEGINNING at a point that is due South 4811.809 feet and due East 16,889.098 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, SLB&M, Summit County, Utah (said Northwest Corner bearing North 1°05'56" West from Southwest Corner and being the basis of bearing for this description).

Thence: South 5°05'32" West 2028.004 feet;  
Thence: North 88°58'15" West 835.135 feet;  
Thence: North 69°16'28" West 395.601 feet;  
Thence: South 72°28'28" West 67.255 feet;  
Thence: North 42° West 464.583 feet;  
Thence: North 50°03'36" East 1362.956 feet;  
Thence: North 47°04'30" East 976.448 feet to the point of beginning.

Together with and subject to a 50 foot right-of-way designed as Right-of-way "B".

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, SLB&M, 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.

EXHIBIT "B"

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

LIMITED TO SURFACE RIGHTS ONLY. No mineral or oil rights are being conveyed.

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 that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act.

GRANTOR HEREIN reserves unto itself and/or its assigns and beneficiaries all of those 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 No. 116016, of Official Records of Wasatch County, Utah.

The right remains with the Grantor or assigns for livestock grazing purposes until the Grantee fences property to keep out all livestock. The responsibility for maintaining said fence shall be Grantees, as per prior contractual agreement.