

SPECIAL WARRANTY DEED
(CORPORATE FORM)

UT-51705
S-3503
S-5786

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 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 in that certain Special Warranty Deed, dated April 1st, 1979, recorded April 30th, 1979, as Entry No. 155322, in Book M 132, at Pages 196-197, 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, A.D., 1983

UTAH TITLE AND ABSTRACT COMPANY, Trustee

By *Edward B. Rogers*
Edward B. Rogers, President

STATE OF UTAH,
County of Salt Lake

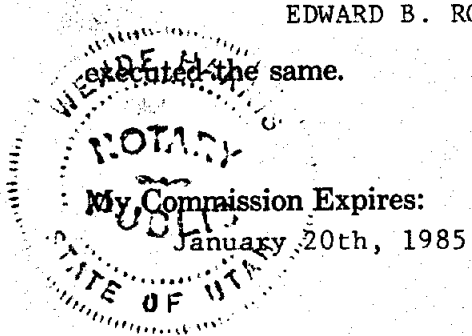
Entry No.	214892
REQUEST OF	UTAH TITLE & ABSTRACT
FEE	ALPH SERVICES, SUMMIT CO. RECORDED
\$ 8.00	By <i>Susan Robinson</i>
RECORDED	DEC 9 1983 at 144

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.

Wanda Hansen
Notary Public

Residing at:
Salt Lake City, Utah



BK 285 p. 477-9

EXHIBIT A

Said property is located in Sections 21 and 22, Township 1 South, Range 5 East, Salt Lake Base & Meridian.

Lot 80, more particularly described as follows:

BEGINNING at a point that is due South 6676.809 feet and due East 15,504.098 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, SLB&M, Summit County, Utah, (said Northwest Corner bearing North $1^{\circ}06'56''$ West from Southwest Corner and being the basis of bearing for this description); thence South $69^{\circ}16'28''$ East 395.601 feet; thence South $88^{\circ}58'15''$ East 410.00 feet; thence South $28^{\circ}42'33''$ West 624.392 feet; thence South $37^{\circ}59'55''$ West 1384.315 feet; thence North $47^{\circ}32'35''$ West 1304.928 feet; thence North $60^{\circ}49'57''$ East 246.221 feet; thence North $34^{\circ}46'40''$ East 438.292 feet; thence North $61^{\circ}46'29''$ East 771.767 feet; thence North $72^{\circ}28'28''$ 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" and "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 $44^{\circ}30'$ 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 $89^{\circ}49'27''$ East 15,876.138 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, which Corner is North $1^{\circ}06'25''$ West (used as the basis of bearing in this description) from the Southwest Corner of said Section 18; thence South $52^{\circ}00'$ East 415.836 feet; thence South $73^{\circ}39'50''$ East 302.200 feet; thence North $72^{\circ}31'45''$ East 1315.693 feet; thence North $60^{\circ}49'57''$ East 246.221 feet; thence North $34^{\circ}46'40''$ East 438.292 feet; thence North $61^{\circ}46'29''$ East 771.767 feet; thence North $72^{\circ}28'28''$ East 199.249 feet; thence South $69^{\circ}16'28''$ East 395.601 feet; thence South $88^{\circ}58'15''$ 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, SLB&M, said point being due South 10,361.524 feet and South $89^{\circ}38'12''$ West along the section line 1587.724 feet from the Northeast Corner of Section 16, Township 1 South Range 5 East, SLB&M, said corner being North $89^{\circ}49'27''$ East 15,876.138 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, which corner is North $1^{\circ}06'55''$ 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 $20^{\circ}44'19''$ East 550.681 feet; thence North $30^{\circ}07'54''$ East 826.710 feet; thence North $37^{\circ}59'55''$ East 1624.315 feet; thence North $28^{\circ}42'33''$ East 624.392 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.