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Salt Lake City, Utah 84101

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Attorneys for Plaintiff  
J. KEITH HANSEN  
Conservator of the Estate of  
Maurice C. Anderson

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SALT LAKE COUNTY, UTAH  
NANCY L. DIXON  
RECORDER  
SALT LAKE COUNTY, UTAH  
*James P. Cowley*  
EVELYN FROGGET

IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR  
SALT LAKE COUNTY, STATE OF UTAH

J. KEITH HANSEN, Conservator  
of the Estate of  
Maurice C. Anderson,

vs.

THOMAS R. BLONQUIST, JANET L.  
BLONQUIST, T AND J RANCH, a  
Utah corporation, UNION BANK,  
a Utah Bank & Trust Company,  
THE CITIZENS BANK, UTAH BANK &  
TRUST, and ROCKY MOUNTAIN  
STATE BANK OF BOUNTIFUL, a  
Utah corporation,

Defendants.

LIS PENDENS

Civil No. C84-782

TO WHOM IT MAY CONCERN:

PLEASE TAKE NOTICE that by virtue of the above-entitled  
action, the above-named Plaintiff, in his representative capa-  
city as Conservator of the Estate of Maurice C. Anderson, claims  
unencumbered ownership of the hereinafter described real pro-  
perty located in Salt Lake County, State of Utah.

WATKISS & CAMPBELL  
ATTORNEYS AT LAW  
TWELFTH FLOOR, 310 SOUTH MAIN STREET  
SALT LAKE CITY, UTAH 84101

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SALT LAKE CITY, UTAH 84101

Anyone dealing with the hereinafter described property does so subject to the right, title, interest and ownership of Maurice C. Anderson and the above-named Plaintiff in his capacity as the Conservator of the Estate of Maurice C. Anderson.

The real property affected by the above-entitled action and located in Salt Lake County, State of Utah, is more particularly described as follows:

PARCEL NO. 1

Beginning at a point that is N 89°37'28" W 1236.677 feet along the Section line and South 709.947 feet from the Northeast Corner of Section 23, T.3S., R.1E., S.L.B. & M., Basis of Bearing being S 89°57'12" W between the North 1/4 Corner and the Northwest Corner of said Section 23 ; thence West 417.421 feet; thence South 521.775 feet; thence East 417.421 feet; thence North 521.775 feet to the point of beginning containing 5.000 acres, with rights of ingress and egress from the north end from the south of the said tract of land.

PARCEL NO. 2

Beginning at a point that is N 89°37'28" W 1236.677 feet along the Section line and South 709.947 feet from the Northeast Corner of Section 23, T.3S., R.1E., S.L.B. & M., Basis of Bearing being S 89°57'12" W between the North 1/4 Corner and the Northwest Corner of said Section 23; thence West 417.421 feet; thence South 521.775 feet; thence East 417.421 feet; thence North 521.775 feet to the point of beginning containing 5.000 acres, with rights of ingress and egress from the north and from the south of the said tract of land.

PARCEL NO. 3

Beginning at a point which is South 140.85 feet from the N.E. corner of Section 23, T.3S., R.1E., S.L.B.

& M., (Basis of Bearing being N 89°37'28" W along the section line between said N.E. corner and the North 1/4 corner of said Section 23); thence West 1068.311 feet; Thence S 53°00'54" W 331.543 feet; Thence South 361.533 feet; Thence East 96.497 feet; Thence South 521.775 feet; Thence West 96.497 feet; Thence South 96.384 feet; Thence East 1333.147 feet; Thence North 1179.15 feet to the point of beginning containing 34.326 acres.

## PARCEL NO. 4

Beginning at a point which is South 1320.00 feet and West 1333.147 feet from the N.E. corner of Section 23, T.3S., R.1E., S.L.B. & M., basis of bearing being N 89°37'28" W along the section line between said N.E. corner and the North quarter corner of said section 23; thence West 844.722 feet; thence North 581.718 feet; thence N 40°24'03" E 151.93 feet; thence N 61°14'35" E 162.44 feet; thence N 81°36'47" E 317.91 feet; thence N 74°12'43" E 124.95 feet; thence N 54°12'57" E 137.04 feet; thence N 53°00'54" E 72.52 feet; thence South 361.533 feet; thence West 320.924 feet; thence South 521.775 feet; thence East 320.924 feet; thence South 96.384 feet to the point of beginning containing 11.653 acres.

## PARCEL NO. 5

A 7' utility easement, the limits of which are the Northerly and Easterly lines of grantors' property, said easement lying 3.50 feet each side of the centerline more particularly described as follows:

Beginning at a point on the North line of grantors' property, said point being S 89°37'28" E along the section line 241.061 feet and South 681.986 feet from the North quarter corner of Section 23, T.3S., R.1E., S.L.B. & M. (basis for bearing being S 89°57'12" W between said North quarter corner and the Northwest corner of said section 23); thence S 55°23'07" E 191.907 feet; thence S 34°36'24" E 120.664 feet;

thence S 65°14'45" E 15.841 feet to the Easterly line of grantors' property, containing 0.053 acres.

DATED this 8 day of February, 1984.

*James P. Cowley*  
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JAMES P. COWLEY  
of and for  
WATKISS & CAMPBELL  
310 South Main Street, 12th Floor  
Salt Lake City, Utah 84101

Attorneys for Plaintiff  
J. KEITH HANSEN, Conservator  
of the Estate of  
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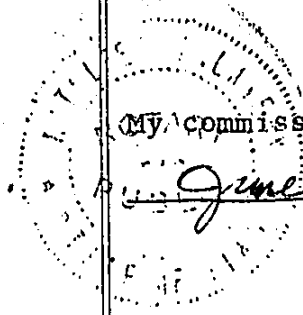
STATE OF UTAH                    )  
  ).ss  
COUNTY OF SALT LAKE        )

On this 8<sup>th</sup> day of February, 1984, personally appeared before me James P. Cowley, the signer of the within instrument, who duly acknowledged to me that he executed the same.

*Kathleen M. Lavery*  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at Salt Lake City, Utah

My commission expires:

June 13, 1986



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