

Recorded at Request of \_\_\_\_\_

at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref. \_\_\_\_\_

Mail tax notice to Michael Donovan Address 900 South Mill Road, Heber City, Utah  
84032

# WARRANTY DEED

FRANKLIN S. CHAPMAN  
of Heber City  
CONVEYS and WARRANTS to \_\_\_\_\_, County of Wasatch, State of Utah, hereby grantor

MICHAEL DONOVAN  
ENTRY NO. 120758 DATE 9-5-80 TIME 3:23 FEE 4.50  
RECORDED FOR UTAH TITLE BOOK 135 PAGE 218  
RECORDER JOE DEAN HUBER BY KAVIAN WADSWORTH

of 900 South Mill Road  
TEN AND NO/100 - - - (and other good and valuable consideration) - - - DOLLARS, grantee for the sum of

the following described tract of land in Wasatch County, State of Utah:

Beginning at a point which is South 22.107 feet and West 2394.685 feet (Based on the Utah State Coordinate System, Central Zone, and Data published by the Wasatch County Surveyor as of December 18, 1976) from the East quarter corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence South 137.814 feet; thence North 89°41'32" West 131.582 feet; thence South 52°10'00" West 136.045 feet to a point on the Easterly line of Highway No. 40; thence North 37°30'38" West 50.784 feet along said Highway line; thence North 180.718 feet; thence South 89°54'17" East 269.952 feet to the point of beginning.

RIGHT OF WAY: Beginning at a point which is South 22.107 feet and West 2394.685 feet (Based on the Utah State Coordinate System, Central Zone, and Data published by the Wasatch County Surveyor as of December 18, 1976) from the East Quarter corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, thence North 89°54'17" West 269.952 feet; thence South 89°28'01" West 137.744 feet to a point on the Easterly line of Highway No. 40; thence along said Highway line North 37°30'38" West 30.853 feet to a point in a fence line; thence along said fence line as follows: South 89°21'32" East 88.261 feet; North 88°21'56" East 63.235 feet; South 89°54'17" East 275.011 feet; thence South 24.000 feet to the point of beginning.

TOGETHER with all improvements thereon and appurtenances thereunto belonging.  
SUBJECT to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

WITNESS, the hand of said grantor, this 4th day of September, A. D. 19 80.

Signed in the Presence of \_\_\_\_\_  
\_\_\_\_\_ ) Franklin S. Chapman  
\_\_\_\_\_ ) Franklin S. Chapman  
\_\_\_\_\_ )  
\_\_\_\_\_ )

STATE OF UTAH,  
County of Wasatch } ss.

On the 4th day of September, A. D. 1980  
personally appeared before me FRANKLIN S. CHAPMAN



the signer of the within instrument, who duly acknowledged to me that he executed the same.

Ella S. Thompson  
Notary Public.

My commission expires August 30, 1983 Residing in Salt Lake City, Utah