Order No. 97017467 WHEN RECORDED, MAIL TO: EDWARD ROSENBERGER 850 South Richards Street Salt Lake City, UT 84101 6911288
04/01/98 1:34 PM 13.00
MANCY WORKHAN
RECORDER, SALT LAKE COUNTY, UTAH
HETRO MATIONAL TITLE
REC BY:Z JOHANSON , DEPUTY - WI

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

JOAN M. BAKER, Grantor, of Salt Lake County, Utah,

hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

EDWARD ROSENBERGER, a Single Man Grantee, of Salt Lake County, Utah,

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

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

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of Way, Easements, Leases, and Reservations now of Record.

WITNESS the hand of said Grantor this 30th of March, 1998.

JOAN M. BAKER

State of Utah) ss. County of Salt Lake)

On this day of March, 1998, personally appeared before me, JOAN M. BAKER, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on this instrument, and who acknowledged to me that she executed the same.

NOTARY PUBLIC
STATE OF UTAH
My Commission Express
January 20, 2001
ALFRED J. NEWMAN
111 E. Broadway No. 111
Salt Lake City, Utah 34111

Residing at:
My Commission Expires:

our M. Baker

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PW 7929P62822

EXHIBIT "A"

The North 32-1/2 feet of the East 125.5 feet of Lot 14, WALKER'S SUBDIVISION of Block 4, Plat "A", Salt Lake City Survey, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

TOGETHER WITH a right of way over the following described tract of land:

Commencing at a point 15.5 feet East of the Southwest corner of Lot 15, WALKER'S SUBDIVISION of Block 4, Plat "A", Salt Lake City Survey; and running thence North 242-1/2 feet; thence East 12.5 feet; thence South 242-1/2 feet to the South boundary of said Lot 15; thence West 12.5 feet to the place of beginning.