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3/12/2009 2:27:00 PM \$14.00  
Book - 9696 Pg - 9016-9017  
Gary W. Ott  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS. SERVICES  
BY: eCASH, DEPUTY - EF 2 P.

Return To:  
David S. Layton  
11780 Autum Ridge Cove  
Sandy, Utah 84092

### WARRANTY DEED

**JEFFREY C. FLAMM** Grantor(s)  
of Holladay , County of Salt Lake , State of Utah ,  
hereby **CONVEYS and WARRANTS** to

**DAVID S. LAYTON** Grantee(s)  
Of Holladay , County of Salt Lake , State of Utah ,  
for the sum of TEN DOLLARS AND NO/100 -----DOLLARS,  
and other good and valuable considerati  
the following described tract of land in Salt Lake , State of Utah:

See Attached **Exhibit "A" for Legal Description** , attached hereto and by this reference  
made a part hereof.

**FOR REFERENCE PURPOSES ONLY: Tax Parcel/Serial No. 22-15-229-003**


SUBJECT TO current general taxes, easements, restrictions and rights of way of record.

WITNESS, the hand of said grantor(s), this 2nd day of, March A.D. 2009

  
Jeffrey C. Flamm

STATE OF UTAH )  
SS.  
COUNTY OF SALT LAKE )

On the 2<sup>nd</sup> day of March , 2009, personally appeared before me  
**Jeffrey C. Flamm** the signer of the within instrument who duly acknowledged to me that  
he executed the same

  
Notary Public

My Commission Expires: 07-17-2012  
Residing at: Centerville, Utah



*IT5 Title #45675*

**EXHIBIT "A"**

**Beginning** at a point on the southerly boundary of line of the M. Walker Wallace deed (Entry No. 4932754 in Book 6231 at Page 681), said point being North 00°08'50" West, along the section 1655.79 feet and South 89°51'10" West 1109.50 feet from the East Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian which is North 00°19'25" East 2669.13 feet from the Southeast Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 43.56 feet; thence West 300.00 feet; thence North 43.56 feet; thence West 7.36 feet to a point on a fence line agreement (Entry No. 823481 in Book 8598 at Page 4459); thence along said fence line agreement North 00°00'11" East 284.01 feet; thence East 294.08 feet to a point on the Westerly boundary line of the Todd & Jill Crosland deed line (Entry No. 7692972 in Book 8379 at Page 5305); thence South 26°00'52" East 30.26 feet to a point on the westerly boundary of the Jeffery C. Flamm deed line (Entry No. 8180796 in Book 8578 at Page 3917); thence South along said deed line and the projection thereof 256.82 feet to the point of beginning.

**Together with** a non-exclusive right of way for egress, ingress and incidental purposes, being 10 feet on either side of the following described center line: Beginning at a point on the South line of Walker's Lane, said point being South 412.00 feet and East 1233.00 feet from the North Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°16'30" East 122.00 feet; thence South 15°42'30" West 47.30 feet; thence South 8°07' East 93.00 feet; thence South 7°55' West 58.00 feet; thence South 14°17' East 46.00 feet; thence South 1°39'30" West 94.00 feet; thence South 0°07' East 116.00 feet; thence South 1°22' East 107.00 feet; thence South 2°27'30" West 130.00 feet; thence South 3°22'00" East 105.00 feet; thence South 5°16'30" West 53.00 feet; thence South 0°03'30" East 105.00 feet; thence South 0°56'30" West 100.00 feet; thence South 2°06'30" West 135.00 feet; thence South 2°13'30" East 56.00 feet; thence South 39°46'30" West 72.75 feet to an existing road.

Less and Excepting from the Property first described above, the following described parcel:

**Beginning** at a point on the southerly boundary line of the M. Walker Wallace deed (Entry No. 4932754 in Book 6231 at Page 681), said point being North 00°08'50" West, along the section line 1655.79 feet and South 89°51'10" West 1109.50 feet from the East Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence along said Wallace property line West, 307.36 feet to a point on a fence line agreement (Entry No. 8234819, 8234820 and 8234821 in Book 8598 at pages 4456, 4457 and 4459 respectively); thence along said fence line agreement North 00°00'11" East, 284.01 feet; thence East 294.08 feet to a point on the Westerly boundary line of the Todd & Jill Crosland deed line (Entry No. 7692972 in Book 8379 at Page 5305); thence South 26°00'52" East 30.26 feet to a point on the Westerly boundary of the Jeffrey C. Flamm deed line (Entry No. 8180796 in Book 8578 at Page 3917); thence South, along said deed line and the projection thereof 256.82 feet to the point of beginning.

Tax Parcel No. 22-15-229-003