

WHEN RECORDED MAIL TO:

JOSEPH D. CLOWARD
425 NORTH BRIGHAM AVENUE
AMERICAN FORK, UT 84003
CTC 4272

BN 24793 K 423 0 149
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1997 APR 03 11:05 AM FEE 11.00 BY JRD
RECORDED FOR CENTURY TITLE

SPECIAL WARRANTY DEED

CEDAR PASS L.C., A UTAH LIMITED LIABILITY COMPANY

GRANTOR(S)
OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF CO,
HEREBY CONVEY AND WARRANTS against all claiming by, through, or under
TO

HELEN R. KOFFORD AS TO AN UNDIVIDED TWENTY-SIX (26%) PER CENT INTEREST,
SOLELY AS A LIFE ESTATE; AND ALL REMAINING RIGHT, TITLE, AND INTEREST,
INCLUDING BUT NOT LIMITED TO RESIDUARY INTERESTS TO JOSEPH D. CLOWARD
AND ROSEMARY CLOWARD, HUSBAND AND WIFE
ALL AS JOINT TENANTS, WITH FULL RIGHTS OF SURVIVORSHIP,

GRANTEE(S)
OF AMERICAN FORK, COUNTY OF UTAH, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS,
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY,
STATE OF UTAH:

Lot 100, Plat "T", CEDAR PASS RANCH SUBDIVISION, Eagle Mountain, Utah,
according to the official plat thereof on file and of record in the Utah
County Recorder's Office, Utah. (36:686:0100)

Together with water rights from water user's claim no. 54-935(a19696).

Subject to a non-exclusive easement to CEDAR PASS RANCH HOMEOWNERS
ASSOCIATION for equestrian purposes over the southernmost and
westernmost ten (10) feet of the herein named property.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY APPEARING OF RECORD
OR APPARENT ON THE LAND AND TAXES FOR 1996 AND THEREAFTER.
WITNESS, THE HANDS OF SAID GRANTOR(S), THIS 2nd DAY OF April,
1997.

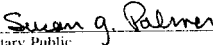
CEDAR PASS L.C.,
A UTAH LIMITED LIABILITY COMPANY


BY: SCOTT KIRKLAND
DESIGNATED AGENT

STATE OF UTAH)
)SS
COUNTY OF UTAH)

On the 2nd day of April, 1997, personally appeared
before me SCOTT KIRKLAND, DESIGNATED AGENT FOR
CEDAR PASS L.C., A UTAH LIMITED LIABILITY COMPANY

the signers of the within instrument, who duly acknowledged to me that
they executed the same.


Notary Public
Residing at:
My commission expires:

