

WHEN RECORDED MAIL TO:

AUG 11 1978

Recorded _____ at 9:01 a.m.

Request of Backman Abstract & Title Company

KATHIE L. DENNETT Recorder
Salt Lake County, Utah

750 \$ By Cheryl Warrington Deputy

REF. Cheryl Warrington

3151481

QUIT-CLAIM DEED

VICTOR S. MERRILL and MARIAN Y. MERRILL, his wife, and MOUNTAIN FOUR, LTD., a Utah Limited Partnership, grantors, of Salt Lake County, State of Utah, hereby QUIT-CLAIM to G. H. BAGLEY, INC., a Utah corporation, grantee, of Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described tracts of land in Salt Lake County, State of Utah:

Parcel No. 1:

Beginning on the West line of Wasatch Boulevard at a point S 89°59'07" E, 1918.74 feet and S 11°31'30" E, 23.27 feet from the West Quarter corner of Section 25, T2S, R1E, SLB&M, and running thence S 11°31'30" E along the West line of said Wasatch Boulevard 160.00 feet; thence along the arc of a 159.00 foot radius curve to the right 306.484 feet (the chord bears S 43°41'45" W, 261.191 feet); thence N 81°05' W, 374.70 feet; thence N 7°00' E, 168.12 feet; thence S 86°00' E, 46.00 feet; thence N 47°30' E, 90.00 feet; thence N 70°30' E, 142.96 feet; thence N 86°30' E, 251.62 feet to the point of beginning, containing 3.4279 acres.

EXCEPTING therefrom and RESERVING unto grantors, their heirs, executors, administrators, successors and assigns, a perpetual easement and right-of-way for ingress and egress and for public and private utilities and for the construction, operation and continued maintenance and repair of a roadway on, in, over, across, through, or under the surface of a 35-foot wide strip of the above-described land as more particularly described below, which easement and right-of-way is contiguous to and shall be for the benefit of and appurtenant to and shall pass with title to the tract of land which is commonly known and referred to as Canyon Racquet Club property and is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof. The easement and right-of-way hereby reserved and created covers a strip of land thirty-five (35) feet in width across the above-described land, and is more particularly located and described as follows:

BEGINNING on the West line of Wasatch Boulevard at a point South 89°59'07" East 1918.74 feet and South 11°31'30" East 23.27 feet from the West Quarter Corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base & Meridian, and running thence South 11°31'30" East along the West line of said Wasatch Boulevard 35.35 feet; thence South 86°30' West 251.64 feet; thence South 70°30' West 48.88 feet; thence North 35° 00' West 36.32 feet; thence North 70°30' East 63.50 feet; thence North 86°30' East 251.62 feet to the point of BEGINNING.

Parcel No. 2:

Beginning on the West line of Wasatch Boulevard at a point S 89°59'07" E, 1918.74 feet and S 11°31'30" E, 183.27 feet from the West Quarter corner of Section 25, T2S, R1E, SLB&M,

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and running thence along the arc of a 1382.69 foot radius curve to the right 270.224 feet (the chord bears S 5°47'34" E, 269.794 feet); thence N 84°51'57" W, 433.25 feet; thence N 81°05' W, 159.89 feet; thence N 8° 55' E, 75.00 feet; thence S 81°05' E, 374.70 feet; thence along the arc of a 159.00 foot radius curve to the left 306.484 feet (the chord bears N 43°41'45" E, 261.191 feet) to the point of beginning, containing 1.1167 acres.

SUBJECT TO the covenant, condition and restriction that until January 1, 1995, the property hereinabove described as Parcel No. 1 and Parcel No. 2 shall not be occupied or used and no structure or improvement shall be constructed thereon for any purpose other than residential and related or appurtenant purposes, provided that this restriction shall not prevent the submission of the property to any of the provisions of the Utah Condominium Ownership Act and the rental of any of the units or structures constructed on the property. This covenant, condition and restriction shall run with the land hereinabove described and shall be binding upon the heirs, administrators, executors and assigns of the grantee herein and for the benefit of the grantor and the heirs, administrators, executors and assigns of the grantor herein and the owners of the property adjacent to the North of the above-described property which is commonly known as the "Canyon Racquet Club Property" and is more particularly described in Exhibit "A" attached hereto.

WITNESS the hand of said grantors, this 7th day of AUGUST, 1978.

Victor S. Merrill
Victor S. Merrill

Marian Y. Merrill
Marian Y. Merrill

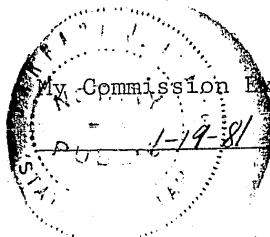
MOUNTAIN FOUR, LTD., a Utah limited partnership

By: Victor S. Merrill
Victor S. Merrill, General Partner

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On the 7th day of AUGUST, 1978, personally appeared before me VICTOR S. MERRILL and MARIAN Y. MERRILL, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Barbara J. Adams
NOTARY PUBLIC residing at:
Salt Lake City, Utah

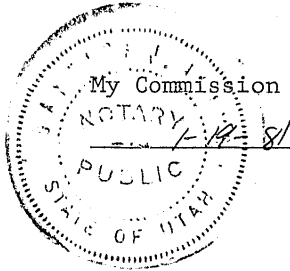


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STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 7th day of August, 1978, personally appeared before me VICTOR S. MERRILL who duly acknowledged to me that he executed the foregoing instrument as General Partner of Mountain Four, Ltd., a Utah limited partnership.

Barbara J. Adams
NOTARY PUBLIC residing at:
Salt Lake City, Utah



My Commission Expires: _____

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EXHIBIT "A"

The tract of real property generally described and referred to in the attached Quit-Claim Deed as the Canyon Racquet Club Property, is more particularly described as follows:

BEGINNING on the East line of Racquet Club Drive at a point South 89°59'07" East along the Quarter Section Line 1199.11 feet and North 109.58 feet from the West Quarter Corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North along said East line 490.42 feet; thence North 57°34'49" East, 210.68 feet; thence South 87°44'40" East, 406.36 feet to the West line of Wasatch Boulevard; thence along said West line for two courses as follows: Along the arc of a 1482.69 foot radius curve to the left 136.953 feet (the chord bears South 8°53'50" East, 136.911 feet); thence South 11°31'30" East, 597.13 feet; thence South 86°30' West 251.62 feet; thence South 70°30' West 142.96 feet; thence South 47°30' West 90.00 feet; North 86°00' West, 46.00 feet; thence North 35°00' West, 82.92 feet; thence North 34°16'39" West 102.62 feet; thence North 20° 20'26" West 107.65 feet; thence West 83.44 feet to the point of BEGINNING.