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Page Ref  
Address 1434 Galaxie Dr.  
Sandy UT 84093

15443

QUIT CLAIM DEED

ASSOCIATED TITLE COMPANY, A UTAH CORPORATION, AS TRUSTEE grantor  
of SALT LAKE CITY County of SALT LAKE State of Utah

hereby QUIT CLAIM(S) to  
KENT A. POWELL AND SALVADOR CANO grantee  
of County of State of Utah

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS  
the following described tract of land in SUMMIT County,

State of Utah, to-wit:  
SEE ATTACHED EXHIBIT "A"

REC'D BY MP 10:50  
ALAN STIRNIGGS  
SUMMIT COUNTY RECORDER  
91 NOV 18 PM 12:01  
ASSOCIATED TITLE CO.  
RED NOTE AB  
349943

WITNESS the hand(s) of said grantor(s), this 14 day of November A.D. 1991  
Signed in the presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

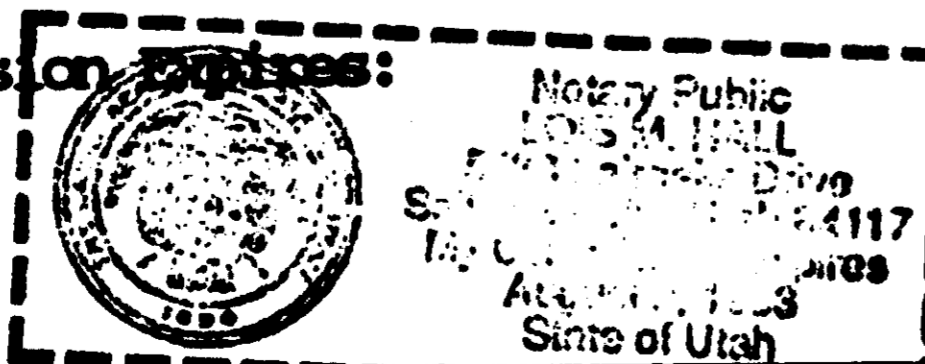
ASSOCIATED TITLE COMPANY, A UTAH CORP  
AS TRUSTEE  
BY: BLAKE T. HEINER, VICE PRESIDENT

STATE OF UTAH )  
COUNTY OF SUMMIT ) ss.

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On November 13, 1991, personally appeared  
before me, BLAKE T. HEINER who being by me  
duly sworn did say, that he is the said VICE PRESIDENT  
of ASSOCIATED TITLE Company, as Trustee  
Company, and that the within and foregoing instrument  
was signed in behalf of said corporation by authority of a resolution of its  
board of directors and said BLAKE T. HEINER duly  
acknowledged to me that said corporation executed the same.

My Commission Expires:



NOTARY PUBLIC  
RESIDING AT:

*Blake T. Heiner*

E X H I B I T    A

LEGAL DESCRIPTION

The land referred to is situated in Summit, and is described as follows:

A PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 13 AND RUNNING THENCE NORTH 00 DEGREES 46 MINUTES 08 SECONDS WEST, A DISTANCE OF 2804.37 FEET ALONG THE SECTION LINE; THENCE WEST, A DISTANCE OF 1118.97 FEET, TO THE POINT OF BEGINNING SAID POINT ALSO BEING THE CENTER OF A 60 FOOT RIGHT OF WAY; THENCE NORTH 49 DEGREES 11 MINUTES 29 SECONDS WEST, A DISTANCE OF 2391.59 FEET; THENCE NORTH 81 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE OF 1926.98 FEET TO THE CENTER OF SAID RIGHT OF WAY; THENCE ALONG THE CENTER OF SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: SOUTH 00 DEGREES 46 MINUTES 08 SECONDS EAST, A DISTANCE OF 1390.00 FEET; TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 17 DEGREES 36 MINUTES 33 SECONDS, SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 184.40 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 08 DEGREES 02 MINUTES 09 SECONDS WEST, A DISTANCE OF 183.68 FEET TO THE CURVE'S END AND SOUTH 16 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING;

PROPERTY IS SUBJECT TO AND AFFECTED BY 30 FEET OF A 60 FOOT RIGHT OF WAY WHERE DESCRIBED ABOVE. ALSO, TOGETHER WITH AND SUBJECT TO A 60 FOOT RIGHT OF WAY DESIGNATED AS RIGHT OF WAY "C".

RIGHT OF WAY "C"

BEGINNING AT A POINT OF ACCESS OPPOSITE HIGHWAY STATION 490 + 58.00 AS DESCRIBED BY WARRANTY DEED IN BOOK 462, PAGE 734 OF OFFICIAL RECORDS, SAID POINT ALSO BEING SOUTH 89 DEGREES 11 MINUTES 29 SECONDS WEST 2450.17 FEET ALONG THE SOUTH LINE OF SECTION 13 FROM A 2 INCH PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 18 DEGREES 59 MINUTES 54 SECONDS WEST 189.21 FEET TO A POINT ON A 600.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 71 DEGREES 00 MINUTES 06 SECONDS EAST); THENCE ALONG THE ARC OF SAID CURVE 140.93 FEET; THENCE NORTH 5 DEGREES 32 MINUTES 27 SECONDS WEST 227.25 FEET TO A POINT ON A 410.99 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 84 DEGREES 27 MINUTES 33 SECONDS WEST); THENCE ALONG THE ARC OF SAID CURVE 308.56 FEET TO A POINT ON A 512.95 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 41 DEGREES 26 MINUTES 35 SECONDS EAST); THENCE ALONG THE ARC OF SAID CURVE 313.76 FEET; THENCE NORTH 13 DEGREES 30 MINUTES 37 SECONDS WEST 342.92 FEET; THENCE NORTH 84 DEGREES 27 MINUTES 33 SECONDS EAST 89.77 FEET TO A POINT ON A 115.81 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS NORTH 5 DEGREES 32 MINUTES 27 SECONDS WEST); THENCE ALONG THE ARC OF SAID CURVE 111.09 FEET TO A POINT ON A 110.16 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 60 DEGREES 29 MINUTES 56 SECONDS EAST); THENCE ALONG THE ARC OF SAID CURVE 110.24 FEET; THENCE NORTH 86 DEGREES 50 MINUTES 26 SECONDS EAST 241.69 FEET; THENCE NORTH 3 DEGREES 09

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LEGAL DESCRIPTION

MINUTES 34 SECONDS WEST 432.41 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 86 DEGREES 50 MINUTES 26 SECONDS EAST); THENCE ALONG THE ARC OF SAID CURVE 118.28 FEET; THENCE NORTH 64 DEGREES 36 MINUTES 32 SECONDS EAST 451.88 FEET TO A POINT ON A 250.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 25 DEGREES 23 MINUTES 28 SECONDS EAST); THENCE ALONG THE ARC OF SAID CURVE 62.10 FEET; THENCE NORTH 78 DEGREES 50 MINUTES 26 SECONDS EAST 285.31 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE TO THE LEFT (RADIUS BEARS NORTH 11 DEGREES 09 MINUTES 34 SECONDS WEST); THENCE ALONG THE ARC OF SAID CURVE 87.27 FEET; THENCE NORTH 53 DEGREES 50 MINUTES 26 SECONDS EAST 368.08 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS NORTH 36 DEGREES 09 MINUTES 34 SECONDS WEST); THENCE ALONG THE ARC OF SAID CURVE 129.15 FEET; THENCE NORTH 16 DEGREES 50 MINUTES 26 SECONDS EAST 448.64 FEET TO A POINT ON A 600.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS NORTH 73 DEGREES 09 MINUTES 34 SECONDS WEST); THENCE ALONG THE ARC OF SAID CURVE 184.40 FEET; THENCE NORTH 0 DEGREES 46 MINUTES 08 SECONDS WEST 2527.40 FEET TO A POINT ON A 400.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 89 DEGREES 13 MINUTES 52 SECONDS WEST); THENCE ALONG THE ARC OF SAID CURVE 230.38 FEET; THENCE NORTH 33 DEGREES 46 MINUTES 08 SECONDS WEST 183.03 FEET TO A POINT ON A 400.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 56 DEGREES 13 MINUTES 52 SECONDS EAST); THENCE ALONG THE ARC OF SAID CURVE 230.38 FEET; THENCE NORTH 0 DEGREES 46 MINUTES 08 SECONDS WEST 221.51 FEET TO A POINT ON A 244.04 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 89 DEGREES 13 MINUTES 52 SECONDS WEST); THENCE ALONG THE ARC OF SAID CURVE 283.24 FEET TO THE TERMINUS OF SAID RIGHT OF WAY "C".

**E X H I B I T    A**

**LEGAL    DESCRIPTION**

**RESERVING to the Grantor and prior owners all mineral, oil, and gas rights as reserved in various prior deeds of record.**

**RESERVING to the Grantor all rights to graze livestock or lease the property for livestock grazing purposes until grantee fences the property to keep out all livestock. The responsibility and cost for building and maintaining said fence shall be the Grantees and successors in interest.**

**RESERVING to the Grantor all hunting rights and the right to lease the property for hunting purposes until grantee fences and posts the property to keep out hunters. The responsibility and cost for building and maintaining said fence shall be the Grantees and successors in interest.**

**THE land described herein is, as of the date of this conveyance, assessed under the greenbelt act. Should any roll back tax be assessed for years prior to the date of this conveyance, said rollback taxes shall be paid by grantor.**

**RESERVING TO THE GRANTOR A 7.5 FOOT EASEMENT ALONG EACH SIDE OF ALL REAR AND SIDE PARCEL LINES FOR THE PURPOSE OF UTILITY CONSTRUCTION AND MAINTENANCE.**

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