

01-17229

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to _____ Address _____

3515137 WARRANTY DEED

R. E. T. PARTNERSHIP, a Utah genreal partnership
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to SANDY RACQUETBALL CLUB LTD., a Utah Limited Partnership
grantor
grantee
for the sum of

TEN AND NO/100 _____ DOLLARS,
and other good and valuable consideration.
the following described tract of land in Salt Lake County,
State of Utah:

See Exhibit "A" attached hereto and by this Reference made a part hereof.

530
KATIE L. HAN
RECORDED
SALT LAKE COUNTY
REC 17 1 54 PM '90
ALTA FILE CO.
REF
Regulation
Rockwell Pope

WITNESS, the hand of said grantor, this 21st day of
November, A. D. 1980

Signed in the Presence of

R.E.T Partnership, a Utah general partnership

BY: [Signature]
General Partner

STATE OF UTAH, }
County of Salt Lake } ss.

On the 21st day of November, A. D. 19 80
personally appeared before me

the signer of the within instrument, who duly acknowledged to me that he executed the
same.

[Signature]
Notary Public.
Residing in SALT LAKE CITY

My commission expires 7-14-84

BOOK 5192 PAGE 181

EXHIBIT "A"

The East 133.956 feet of Lot 3, ARK SUBDIVISION, according to the official plat thereof, as filed with County Recorder of said County and State.

Subject to and together with a non-exclusive 25.00 foot wide right-of-way limited to use in connection with adjoining property to which it is appurtenant, and the center line of which is described as follows:

BEGINNING on the North line of 9000 South Street, said point being South 89°53' West along the center line of 9000 South Street 1866.81 feet and North 0°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also North 162.60 feet and East 869.86 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°07' West 214.50 feet; thence South 89°53' West 444 feet, more or less, to the Easterly line of 240 West Street. The location of the right-of-way may be changed upon mutual agreement among owners of adjoining property to which it is appurtenant.

SUBJECT TO a sewer drainage easement across the East 10 feet of the above-described property.

SUBJECT TO current general taxes, easements, restrictions and rights of way of record or enforceable in law or equity.

SUBJECT TO Right of Way Easement dated January 3, 1979, in favor of MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, for a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require upon, over, under and across the said property, said easement recorded January 12, 1979, as Entry No. 3222836, in Book 4799, at Page 221, of Official Records.

SUBJECT TO Trust Deed dated August 1, 1978, executed by R. E. T. PARTNERSHIP, Trustors, in favor of WALKER BANK AND TRUST COMPANY, Trustee and Beneficiary, in the amount of \$35,000.00, recorded August 2, 1978, as Entry No. 3146872, in Book 4716, at Page 255, of Official Records.

SUBJECT TO Trust Deed dated December 6, 1978, executed by R. E. T. PARTNERSHIP, Trustors, in favor of UTAH BANK AND TRUST, Trustee and Beneficiary, in the amount of \$30,000.00, recorded December 8, 1978, as Entry No. 3208841, in Book 4783, at Page 1445, of Official Records.

SUBJECT TO Trust Deed dated May 18, 1979, executed by R. E. T. PARTNERSHIP, Trustors, in favor of UTAH BANK AND TRUST, Trustee and Beneficiary, in the amount of \$123,000.00, recorded May 21, 1979, as Entry No. 3282318, in Book 4865, at Page 1191, of Official Records.