

Recorded at Request of Steven Branson / 1611 East 6535 So., SLC, UT 84121
at..... M. Fee Paid \$.....
by..... Dep. Book..... Page..... Ref.:.....
Mail tax notice to..... Address.....

3797947

WARRANTY DEED

FRANKLIN L. STOUT, Jr. and R. JOY STOUT, his wife grantor
of Salt Lake City County of Salt Lake State of Utah, hereby
CONVEY and WARRANT to

STEVEN M. BRANSON and DIANE M. BRANSON, his wife,
as joint tenants with full rights of survivorship grantee
of Salt Lake City County Salt Lake, State of Utah
for the sum of TEN DOLLARS and other good and valuable considerations DOLLARS

the following described tract of land in Salt Lake County,
State of Utah, to-wit:

SEE EXHIBIT "A", attached hereto and by this reference made a part hereof.

SUBJECT TO a Loan in favor of PRUDENTIAL FEDERAL SAVINGS AND LOAN ASSOCIATION, recorded November 26, 1979 in Book 4992 at page 230 and re-recorded March 17, 1980, in Book 5068 at page 287 of Official Records, having an unpaid principal balance of \$73,937.56, as of May 1, 1981.

THE GRANTORS herein assign to the Grantees all right, title and interest in and to the reserve account held with said Deed of Trust for payment of taxes and insurance.

SECURITY TITLE CO
RJT No. 228284

WITNESS the hands of said grantors, this 1st day of May A. D. 19 81

Signed in the presence of

Franklin L. Stout, Jr.
FRANKLIN L. STOUT, Jr.

R. Joy Stout
R. JOY STOUT

STATE OF UTAH
COUNTY OF SALT LAKE

{ SS.

On the 1st day of May A. D. 19 81 personally
appeared before me FRANKLIN L. STOUT, Jr. and R. JOY STOUT,
his wife

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



My Commission Expires:

11/10/83

Franklin L. Stout, Jr.
Notary Public

Residing at Salt Lake City, Utah

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EXHIBIT "A"

Attached to and by reference made a part of the certain Warranty Deed dated May 1, 1981, covering property located at 1611 East 6535 South, Salt Lake City, Utah, wherein Franklin L. Stout, Jr. and R. Joy Stout appear as Sellers and Steven M. Branson and Diane M. Branson appear as Buyers.

Unit 42, Building 13, Supplemental Record of Survey Map - Phase 2, of Brookstone, a Prowswood Open Space Community, a Utah Condominium Project according to the Record of Survey Map filed for record as Entry No. 3233273 in Book 79-2 of Plats at page 42, together with the appurtenant undivided ownership interest in the common areas and facilities, which interest is subject to adjustment and/or shifting, all of which is defined and described in the Declaration of Condominium of Brookstone filed for record as Entry No. 3121458 in Book 4687 at page 1204 through 1233 of Official Records, and the Supplementary Declaration of Amendment to Covenants, Conditions, and Restrictions of Brookstone, a Prowswood Open Space Community Condominium (Phase I), recorded February 5, 1979 as Entry No. 3233272 in Book 4810 at pages 269 through 292 of Official Records.

SUBJECT TO a 12 foot drainage and irrigation easement to Salt Lake County Flood Control and to Little Cottonwood Ditch Company described as follows:

BEGINNING at a point on the South line of 6400 South Street, said point being South 1431.74 feet and West 3661.10 feet from the Northeast corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 2° 46' 54" East 413.95 feet; thence North 87° 13' 06" East 12.00 feet; thence North 2° 46' 54" West 413.32 feet to the South line of said 6400 South Street; thence North 89° 46' 54" West along said South line 12.02 feet to the point of BEGINNING.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations, appearing of record and taxes for the year 1981 and thereafter.

Franklin L. Stout, Jr.
R. Joy Stout

5.00
SECURITY SERVICE CO.
KATIE L. BRANSON
RECORDS
SALT LAKE COUNTY
UTAH
MAY 26 11 12 AM '83
Shelli Throat
Lowell Hurst

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