

When Recorded, Return to:  
E. NORDELL WEEKS  
320 Kearns Building  
136 South Main Street  
Salt Lake City, Utah 84101

Mail Tax Notice to:  
SANDY CITY  
440 East 8680 South  
Sandy, Utah 84070

4257245

WARRANTY DEED

SOUTH TOWNE PARTNERS, a Colorado general partnership, grantor,

hereby CONVEYS and WARRANTS to

SANDY CITY, a municipal corporation, grantee, of  
440 East 8680 South, Sandy, Utah 84070,

for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Beginning at a point which is North 0°25' East 32.13 feet from the East Quarter Corner of Section 13, Township 3 South and Range 1 West, Salt Lake Base and Meridian, Base of Bearing is North 0°01'50" West along the survey monument line of State Street to 10200 South, said monument is South 87°49'05" East 134.93 feet from said Quarter Corner; thence North 89°32'35" West 917.00 feet, thence North 0°25' East 40.22 feet to the True Point of Beginning; thence North 76°40'15" West 20.16 feet, thence South 89°35' East 215.84 feet to the beginning of a curve to the right, thence along the arc of said curve 386.59 feet, delta is 2°51'49", radius is 7735.00 feet, long chord is South 88°09'05" East 386.55 feet to a point of reverse curve to the left, thence along the arc of said curve 380.34 feet, delta is 2°51'49", radius is 7610.00 feet, long chord is South 88°09'05" East 380.30 feet, thence South 89°35' East 5.42 feet; thence North 45°11'35" East 28.39 feet, thence North 89°58'10" East 8.48 feet to the beginning of a curve concave to the northwest; thence Southwesterly along the arc of said curve 52.30 feet, delta is 74°54'29", radius is 40.00 feet, long chord is South 53°06'08" West 48.65 feet, thence North 89°26'35" West 194.95 feet to the

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beginning of a curve to the right, thence along the arc of said curve 80.32 feet, delta is 4°51'35", radius is 947.00 feet, long chord is North 87°00'47" West 80.30 feet, thence North 84°35' West 181.76 feet to the beginning of a curve to the left, thence along the arc of said curve 91.89 feet, delta is 5°00'; radius is 1053.00 feet, long chord is North 87°05' West 91.89 feet, thence North 89°35' West 410 feet to the True Point of Beginning, containing 0.1437 acres, more or less.

Together with a 15.00 foot wide non-exclusive utilities and slope easement along the northerly boundary line of the above-described property, subject to Grantee restoring and maintaining the surface area.

Also, together with a 50.00 foot wide temporary construction easement until November 30, 1986 along the northerly boundary line of the above-described property and extending westerly to east right-of-way line of State Street.

Subject to a reserved right to protected right-turn in and right-turn out on the south magazine roads along the northerly boundary line of the above-described property for access to property owned by the Grantor, its successors and assigns.

ALSO SUBJECT to covenants, conditions, restrictions and easements of record.

WITNESS the hand of said grantor, this 5 day of June, A.D., one thousand nine hundred eighty-six.

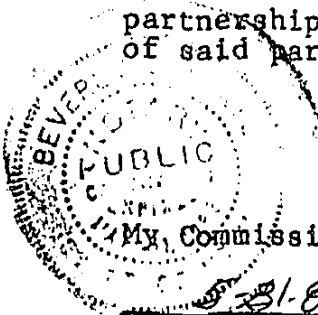
Signed in the presence of: SOUTH TOWNE PARTNERS,  
a Colorado general partnership,  
By its General Partner,  
TURNMAR DEVELOPMENT

By Grant E. Marsh  
GRANT E. MARSH,  
General Partner

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

On the 5<sup>th</sup> day of June, A.D., one thousand nine hundred eightysix, personally appeared before me GRANT E. MARSH, the signer of the foregoing instrument, who duly acknowledged to me that he, the said GRANT E. MARSH, is the General Partner of Turnmar Development, General Partner of SOUTH TOWNE PARTNERS, a Colorado general partnership, and that said instrument was executed on behalf of said partnership.



Beverly B. Stata  
NOTARY PUBLIC

Residing: S.L. County Utah

st#11-WD

No Fee

JUN 6 11 59 AM '86

KATIE L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

REG OF \_\_\_\_\_  
\$ \_\_\_\_\_ DEP \_\_\_\_\_  
Sandy City  
Rebecca Gray  
REBECCA GRAY

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