WARRANTY DEED

PROVO ABSTRACT CO. ORDER NO. 1938/

BENJAMIN B. BANKS and SUSAN K. BANKS, grantor,

ENT 604 8K 3067 PG 791
NINA B REID UTAH CO RECORDER BY MB
1993 JAN 5 2:21 PM FEE 7.50
RECORDED FOR PROVO ABSTRACT COMPANY

of Provo, County of Utah, State of Utah, hereby CONVEY and WARRANT to

MICHAEL S. BERNTSEN and DIANE B. BERNTSEN, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, grantee,

of 104 West Center Street, Provo, Utah 84601,

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

Commencing at a point on the North line of Center Street, Provo, Utah, which point is West 25.00 feet from the Southeast Corner of Block 68, Plat "A", PROVO CITY SURVEY OF BUILDING LOTS; thence West 74.00 feet; thence North 123.80 feet; thence East 64.00 feet; thence South 23.80 feet; thence East 10.00 feet; thence South 100.00 feet to the point of beginning.

TOGETHER WITH a perpetual easement and right-of-way over, across and through the following described real property situated in Utah County, State of Utah to-wit:

Beginning at a point on the West right-of-way line of 100 West Street, Provo, Utah, 132.0 feet North along said right-of-way line from the Southeast Corner of Lot 1, Block 63, Plat "A", PROVO CITY SURVEY OF BUILDING LOTS, Provo, Utah; thence South 8.2 feet; thence West 99.0 feet; thence North 20.0 feet; thence East 99.0 feet; thence South 11.8 feet to the point of beginning.

Subject to easements and restrictions of record.

WITNESS, the hand of said grantor, this 4th, day of January, A.D. 1993.

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BENJAMIN B. BANKS
Sontann & Ball
BENJAMIN E. BANKS, Attorney in Fact
SUSAN K FOR
SUSAN K. BANKS
Fontamin E Land
BENJAMIN E. BANKS, Attorney in Fact

CHARLOTTE R. MECHAM HOTEN FUELC: STATE of UTILI-HOTEN FUELC: STATE of UTILI-HOTEN FUELC: STATE OF UTILI-PROVO, UT \$4500 COMM. EXPIRES 3-20-95

STATE OF UTAH)
ss
County of UTAH)

On the 4th day of January, A.D. 1993, personally appeared before me BENJAMIN E. BANKS, Attorney in Fact, for BENJAMIN B. BANKS and SUSAN K. BANKS, the signer of the within instrument, who duly acknowledged to me that they executed the same. Power of Attorney Recorded as Entry No. 42891, in Book 2986, at Page 726, of Official Records.

My commission expires 8-20-95

Notary Public Library Public Provo, Utah