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06/28/2002 02:39 PM 14.00  
Book - 8614 Pg - 4225-4226  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
BY: RDJ, DEPUTY - WI 2 P.

First American Title Insurance Agency, Inc. 00134630

MAIL TAX NOTICE TO  
David S. Layton  
11780 S. AUTUM RIDGE COVE  
SANDY, UT. 84092

8278289

### Warranty Deed

Jeffrey C. Flamm, Grantor(s)

of SALT LAKE CITY, County of SALT LAKE, State of UTAH, hereby CONVEY and WARRANT to

DAVID S. LAYTON,

Grantee(s)

of 2510 East Walker Lane Holladay, UT 84117 for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in SALT LAKE County, State of UTAH:

(FOR LEGAL DESCRIPTION, SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2002 and thereafter.

FIRST AMERICAN TITLE  
LP# 134630

Tax ID Number: 22-15-229-017, 22-15-229-024, ~~22-15-229-018~~  
22-15-229-019

WITNESS, the hand(s) of said Grantor(s), this 25<sup>TH</sup> DAY OF MAY, 2002

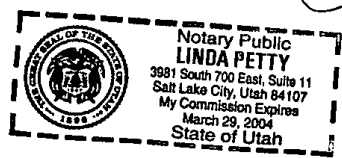
Signed in the Presence of:

\_\_\_\_\_) Jeffrey C. Flamm  
Jeffrey C. Flamm

STATE OF UTAH )  
COUNTY OF SALT LAKE ) SS.

On the 24<sup>TH</sup> DAY OF MAY, 2002, personally appeared before me Jeffrey C. Flamm and the signer(s) of the within and foregoing instrument, who having been by me duly sworn, acknowledged that HE executed the same.

My Commission Expires: \_\_\_\_\_  
Notary Public [Signature]



BK 8614 PG 4225

**PARCEL 1:**

Beginning at a point which is North 00°08'50" West along the section line 1940.09 feet and South 89°51'10" West, 1218.68 feet from the East Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 197.44 feet to a point on a fence line agreement (Entry No. 8234819, 8234820 and 8234821 in Book 8598 at pages 4456, 4457 and 4459 respectively); thence along said fence line agreement for the following two (2) courses: North 00°00'11" East 245.59 feet; thence North 00°59'49" West 51.25 feet; thence South 89°34'00" East 107.30 feet to a point on the Westerly line of the Crosland 20 foot right of way (Entry No. 7692972 in Book 8379 at Page 5305); thence South 16°00'40" East along said Westerly right of way line 21.70 feet to a point on the Northerly line of the Jeffrey C. Flamm deed line (Entry No. 8180795 in Book 8578 at Page 3915); thence South 89°16'18" East along said Flamm deed line 85.04 feet; thence South 274.09 feet to the point of beginning.

**PARCEL 2:**

Beginning at a point on the southerly boundary line of the M. Walker Wallace deed (Entry No. 4932754 in Book 6231 at Page 681), said point being North 00°08'50" West, along the section line 1655.79 feet and South 89°51'10" West 1109.50 feet from the East Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence along said Wallace property line West, 307.36 feet to a point on a fence line agreement (Entry No. 8234819, 8234820 and 8234821 in Book 8598 at pages 4456, 4457 and 4459 respectively); thence along said fence line agreement North 00°00'11" East, 284.01 feet; thence East 294.08 feet to a point on the Westerly boundary line of the Todd & Jill Crosland deed line (Entry No. 7692972 in Book 8379 at Page 5305); thence South 26°00'52" East 30.26 feet to a point on the Westerly boundary of the Jeffrey C. Flamm deed line (Entry No. 8180796 in Book 8578 at Page 3917); thence South, along said deed line and the projection thereof 256.82 feet to the point of beginning.

Together with a non-exclusive right of way for egress, ingress and incidental purposes, appurtenant to Parcel 1, described herein being 10 feet on either side of the following described center line:

Beginning at a point on the South line of Walker's Lane, said point being South 412.00 feet and East 1233.00 feet from the North Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°16'30" East 122.00 feet; thence South 15°42'30" West 47.30 feet; thence South 8°07' East 93.00 feet; thence South 7°55' West 58.00 feet; thence South 14°17' East 46.00 feet; thence South 1°39'30" West 94.00 feet; thence South 0°07' East 116.00 feet; thence South 1°22' East 107.00 feet; thence South 2°27'30" West 130.00 feet; thence South 3°22'00" East 105.00 feet; thence South 5°16'30" West 53.00 feet; thence South 0°03'30" East 105.00 feet; thence South 0°56'30" West 100.00 feet; thence South 2°06'30" West 135.00 feet; thence South 2°13'30" East 56.00 feet; thence South 39°46'30" West 72.75 feet to and existing road.



**EXHIBIT "A"**

**Beginning** at a point on the southerly boundary of line of the M. Walker Wallace deed (Entry No. 4932754 in Book 6231 at Page 681), said point being North 00°08'50" West, along the section 1655.79 feet and South 89°51'10" West 1109.50 feet from the East Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian which is North 00°19'25" East 2669.13 feet from the Southeast Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 43.56 feet; thence West 300.00 feet; thence North 43.56 feet; thence West 7.36 feet to a point on a fence line agreement (Entry No. 823481 in Book 8598 at Page 4459); thence along said fence line agreement North 00°00'11" East 284.01 feet; thence East 294.08 feet to a point on the Westerly boundary line of the Todd & Jill Crosland deed line (Entry No. 7692972 in Book 8379 at Page 5305); thence South 26°00'52" East 30.26 feet to a point on the westerly boundary of the Jeffery C. Flamm deed line (Entry No. 8180796 in Book 8578 at Page 3917); thence South along said deed line and the projection thereof 256.82 feet to the point of beginning.

**Together with** a non-exclusive right of way for egress, ingress and incidental purposes, being 10 feet on either side of the following described center line: Beginning at a point on the South line of Walker's Lane, said point being South 412.00 feet and East 1233.00 feet from the North Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°16'30" East 122.00 feet; thence South 15°42'30" West 47.30 feet; thence South 8°07' East 93.00 feet; thence South 7°55' West 58.00 feet; thence South 14°17' East 46.00 feet; thence South 1°39'30" West 94.00 feet; thence South 0°07' East 116.00 feet; thence South 1°22' East 107.00 feet; thence South 2°27'30" West 130.00 feet; thence South 3°22'00" East 105.00 feet; thence South 5°16'30" West 53.00 feet; thence South 0°03'30" East 105.00 feet; thence South 0°56'30" West 100.00 feet; thence South 2°06'30" West 135.00 feet; thence South 2°13'30" East 56.00 feet; thence South 39°46'30" West 72.75 feet to an existing road.

Less and Excepting from the Property first described above, the following described parcel:

**Beginning** at a point on the southerly boundary line of the M. Walker Wallace deed (Entry No. 4932754 in Book 6231 at Page 681), said point being North 00°08'50" West, along the section line 1655.79 feet and South 89°51'10" West 1109.50 feet from the East Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence along said Wallace property line West, 307.36 feet to a point on a fence line agreement (Entry No. 8234819, 8234820 and 8234821 in Book 8598 at pages 4456, 4457 and 4459 respectively); thence along said fence line agreement North 00°00'11" East, 284.01 feet; thence East 294.08 feet to a point on the Westerly boundary line of the Todd & Jill Crosland deed line (Entry No. 7692972 in Book 8379 at Page 5305); thence South 26°00'52" East 30.26 feet to a point on the Westerly boundary of the Jeffrey C. Flamm deed line (Entry No. 8180796 in Book 8578 at Page 3917); thence South, along said deed line and the projection thereof 256.82 feet to the point of beginning.

Tax Parcel No. 22-15-229-003