



June 29, 2021

ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2021-00229

REQUEST:

This is a request for an administrative interpretation regarding whether the parcel at 1655 S 1600 East (TAX ID: 16-16-179-020-0000) is a separate, legal lot that is buildable for a single-family home. The property is associated with the home located both on the subject property and on 1695 S 1600 East (TAX ID: 16-16-179-021-0000). The home is built across the property line that separates the two properties. An aerial showing the subject properties is in Attachment 1. The subject properties are located in the R-1/5,000 (Single Family Residential) zoning district.

DECISION:

The Zoning Administrator finds the following:

- Both 1655 S 1600 East and 1695 S 1600 East are considered to be separate, legal parcels.
- Each parcel is under the current minimum zoning requirement for lot width. However, as each parcel met the Zoning regulations required when they were originally created, they are considered legal noncomplying parcels. As such, the lots may each be developed for a single-family dwelling.
 - Construction of a new single-family dwelling will require compliance with current setbacks required by the current Zoning Code.
 - Two single-family homes may not be located on the same property, see 21A.36.010.B.1.

FINDINGS:

1655 S 1600 East –Legal Parcel Status

The property at 1655 S 1600 East has a lot width of 45.3 feet (see legal description below). The property is zoned R-1/5,000 which has a lot width requirement of 50 feet for a single-family home. The property has a lot depth of 113 feet, which provides a total lot area of 5,118.9 square feet, which is over the 5,000 square foot minimum of the zone.

Based on that, the property would be considered a non-complying lot as it does not meet the current lot width requirement. However, non-complying lots may be considered *legal* noncomplying lots and able to be built for a single-family home based on the following City Code (21A.36.020.A):

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 District.

In order to determine if the lot was “**legally established prior to April 12, 1995,**” Staff researched property records to determine when the lot was created and if it was legally established based on the rules at the time. The property is currently described as the following:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South

45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

The earliest reference to this exact legal description in a property deed is from 1946 that created the parcel with the following legal description:¹

Com on E line of 16th E sd 195 ft S, 50 ft E fr NW cor of S 1/2 of Lot 9 Blk 12 Sec 16, S 45.3 ft, E 113 ft, N 45.3 ft, W 113 ft to beg.

In 1946, the property was zoned “Residential ‘A’ – 1 and 2 Family Dwellings”, with a 3,000 square foot requirement for “one family dwelling(s)” and no lot width requirement.² The property met those minimum requirements. As the property met the standards of the time, it is considered to be legally established.

The property has continued to be described as a separate parcel since that time. In 1961 the property was included on a deed that described it, along with the adjacent property at 1695 S 1600 East (see discussion under “Parcel Description History” on page 3 regarding the property description). However, the legal descriptions were kept separate despite being on the same deed. As such, while the properties were under the same ownership, they remained separate parcels, and continue to remain separate parcels today.

As the parcel **was legally created (“established”)** prior to 1995 and has not been modified since that time or described as part of a single, combined parcel, the property is considered a separate, **“legal noncomplying”** lot and may be utilized to build a single-family dwelling.

1695 S 1600 East – Legal Parcel Status

The property at 1695 S 1600 East is currently described as the following, in the most recent 2021 deed:³

Parcel 1:

Commencing at a point on the east line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9. Block 12. F.M. Lyman, Jr. Survey or Section 16, Township 1 South, range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

Less tract deed to Salt Lake City, Utah, being the Southerly three feet, more or less.

The second part of the description (“less.. Southerly three feet”) means that the property is about **47’** feet wide, not 50’ wide, which is under the 50’ lot width requirement of the zone. The lot is 5,311 square feet in size, which is over the minimum 5,000 square feet required by the zone. As it **doesn’t meet the lot width requirement it is considered to be noncomplying. However,** noncomplying lots may be considered *legal* noncomplying and able to be built for a single-family home based on the following City Code (21A.36.020.A):

¹ Abbreviated from County records, see 1946 deed in Attachment 8.

² See 1946 Zoning Code in Attachment 6.

³ See 2021 deed in Attachment 10.

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 District.

In order to determine if the lot was “legally established prior to April 12, 1995,” Staff researched property records to determine when the lot was created and if it was legally established based on the rules at the time. The property was first described in this configuration in 1938 as the following:⁴

Com at a pt on E line of 16th E st, sd pt being 240.3 ft s 50 ft +/- E of NW cor of S 1/2 of lot 9 blk 12 sec 16 S 50 ft to S line of sd lot 9, E 113 ft N 50 ft W 113 ft to beg.

Tog. with **RoW** over **fol**: Beg. at a pt 163 ft E of NW cor of S 1/2 of lot 9 **Blk 12** S 290.3 ft to N line of 17th S St E 12 ft N 290.3 ft to a pt 12 ft E of beg, w 12 ft to beg.

In 1951 the property owner deeded to the City approximately 3' of property on the south side, which became City right of way, making the lot 47' wide at that point.⁵ In 1951, the property was zoned “Residential ‘A’ – 1 and 2 Family Dwellings”, which required a lot size of 3,000 square feet for a single-family dwelling and had no lot width requirement.⁶ The property met the requirements of the time and has continued to be described in the same configuration since that time. It has also continued to be described as a separate parcel since that time, as verified in the below “Parcel Description History” discussion. As such, the property is considered to be a legal noncomplying lot and may be used for a single-family dwelling use.

Parcel Description History – 1655 and 1695 S 1600 East

The 1655 and 1695 South parcels were described on separate deeds from their initial creation until 1961 when they were included on the same deed in Entry #1764519.⁷ The deed described the properties as the following:

the following described tract of land in Salt Lake County,

State of Utah, to-wit: Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning. Together with a Right of Way 12 feet wide adjoining said property on the East.

ALSO: Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East more or less, of the Northwest corner of the South half of Lot 9, Block 12, F. M. Lyman Jr., Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian; and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning. LESS tract deeded to Salt Lake City, Utah.

Together with a right of way over the following described land to-wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet; more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning, thence West 12 feet to the place of beginning

WITNESS the hands of said grantors, this 1st day of March A. D. 1961

⁴ Abbreviated description, see County Abstract in Attachment 9.

⁵ See 1951 deed in Attachment 9.

⁶ See 1951 Zoning Map and 1949 Zoning Ordinance in Attachments 5 and 7.

⁷ See 1961 deed in Attachment 10.

The properties are described as separate parcels with two separate legal descriptions, using the word **“ALSO”**. Nothing in the deed notes that the properties are combined. If the properties were described with one single legal/boundary description, the property would be considered to be one parcel. Instead they are listed as separate parcels with two separate legal descriptions.

In 1971, the deed differs from prior deeds, but still describes the property as two separate parcels, **by describing the properties as “Parcel 1: (legal description)” and “Parcel 2: (legal description).”** A copy of that deed is attached in Attachment 10. The current 2021 deed also lists the property as two separate parcels in the same format.

Staff obtained copies of all the intervening property deeds and found that at no time have the properties been described as one parcel, with one legal description. See Attachment 10 for all deeds from 1961 to 2021. If the properties were at one point combined and not separated by a City process, the parcel at 1655 S would not be considered a legal lot. The attached deeds verify that they have never been combined. As such, the properties are considered two separate parcels.

Permit History

The home on the property is built over a property line and does not include the side yard setbacks currently or historically required along that property line.⁸ An aerial showing the setback encroachment is located in Attachment 1. Due to that encroachment, Staff researched City records to determine if the City issued any orders to combine the properties related to any building permits or special approvals, or if the property was ever shown as one parcel with one legal description on City records. Staff was unable to find any records to indicate either of those conditions. The below summarizes that research, covering all available permit information related to the home’s construction over the property line.

1938 Initial House Permit

In 1938 the City issued a permit for the address “1649 S 16th East” for a **“Frame Residence” with a value of “3000.00”**.⁹ The 1950 Sanborn map indicates that the subject properties were addressed as 1647 and 1695 South.¹⁰ No other property would have been addressed as 1649 between 1647 and 1695, so Staff believes the permit is referring to the subject properties.

In 1938 the property that the home was built on was described as the following (abbreviated from 1938 County Abstract):

Com at a pt on E line of 16th E st, sd pt being 240.3 ft S and 50 ft +/- E of NW cor of S 1/2 of Lot 9 Blk 12 Sec 16, S 50 ft to S line of Lot 9, E 113 ft, N 50 ft, W 113 ft to beg.

This represents the corner property (1695) and the home would have been located fully on the property based on the footprint of the home shown on the associated 1938 Assessor Tax Card.¹¹

1946 – House Addition and Garage

In 1946 a permit was issued for a **“double garage, roof over porch and patio”** with a value of **“800.00”** under the **“private garage column.”**¹² No other types of structures or building values

⁸ The current zoning (R-1/5,000) requires 10' and 4' side yard setbacks along the shared east-west property line, see [21A.24.070.E.3](#). The 1949 Zoning Code (applicable at the original time of the home addition construction) generally required **a minimum of 8' and 12' with some modifications allowed**. See copy in Attachment 7.

⁹ See 1938 permit log in Attachment 11.

¹⁰ See Sanborn in Attachment 4.

¹¹ See Assessor record in Attachment 12.

¹² See 1946 permit log in Attachment 11.

were noted. The subsequent **Salt Lake County Assessor's tax record indicates that the "roof over porch" was an open porch addition on the north side of the original home.**¹³

1950 – Remodel

On July 28, 1950 a permit noted as **"Remodel breezeway" was issued with a value of "600.00."**¹⁴ **The subsequent 1951 County Assessor's tax record indicates that the remodel was a full enclosure** of the previously open porch (**"breezeway"**), so that the home and garage were fully connected with living space.¹⁵ At this point, the structure was fully connected as one structure and crossed the east-west property line with no setbacks along the property line.

The applicable 1950 Zoning Code required a side yard setback next to side property lines.¹⁶ However, based on permit logs and assessment records, the City issued a permit for the home addition and did not require a setback. Staff was unable to find detailed permit records to identify how exactly the encroachment was allowed, due to the number of years that have passed since the approval and the lack of available detailed permit documentation, such as a site plan.

New Single-family Dwelling Requirements

For any new construction of a single-family dwelling, the Zoning Code only allows one single-family dwelling per lot in this zone. See 21A.36.010.B.1. In order to build a new single-family dwelling on the 1655 parcel, the existing single-family dwelling structure will need to be removed from the parcel. Any new structure on the 1655 parcel will have to comply with current setback and other lot and bulk requirements of the zone. The structure on the 1695 South parcel would also need to be modified to comply with current sideyard setback requirements.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slcgov.com/planning/planning-applications> along with information about the applicable fee and submission process. Appeals may be filed by submitting an application through the City's online application portal here: <https://citizenportal.slcgov.com>.



Daniel Echeverria
Senior Planner

CC:

Nick Norris, Planning Director
Joel Paterson, Zoning Administrator

¹³ See Assessor record in Attachment 12.

¹⁴ See 1950 permit log in Attachment 11.

¹⁵ See 1951 Assessor record in Attachment 12.

¹⁶ The property was in the **"Residential 'A'"** district based on the 1943 and 1951 zoning maps in Attachment 5. The side yard requirements can be found in Attachment 7 and are summarized below:

- Side yard 1: 35% of building height. Minimum of 8'
- Side Yard 2: 70% of building height, subtracting side yard 1. Minimum of 12'
- Total Sideyards: 70% of building height, min. 20'.

Posted to Web
File

Attachments:

1. Vicinity Map of Subject Properties
2. 2021 Salt Lake County Sidwell Parcel Map
3. Survey of Subject Properties (Credit: Salt Lake County Surveyor's Office)
4. 1950 Sanborn Map (for address reference)¹⁷
5. 1943 and 1951 Zoning Maps
6. 1944 Zoning Code Extract (Applicable to 1946 Deed for 1655 S)
7. 1949 Zoning Code Extract (Applicable to 1950 Permits and 1951 deed for 1695)
8. 1655 S Property Deeds (1946)¹⁸
9. 1695 S Property Deeds (1938 – 1961)
10. 1655 S and 1695 S on the Same Deed (1961 to 2021)
11. City Permit Records (Original Home Construction)
 - a. 1938 Permit Record
 - b. 1946 Permit Record
 - c. 1950 Permit Record
12. Salt Lake County Tax Assessment Records (Credit: Salt Lake County Archives)

¹⁷ Credit: Sanborn Map Company. (1950) *Insurance Maps of Salt Lake City Utah, Volume Two*. University of Utah Marriott Digital Library, <https://collections.lib.utah.edu/>, June 7, 2021.

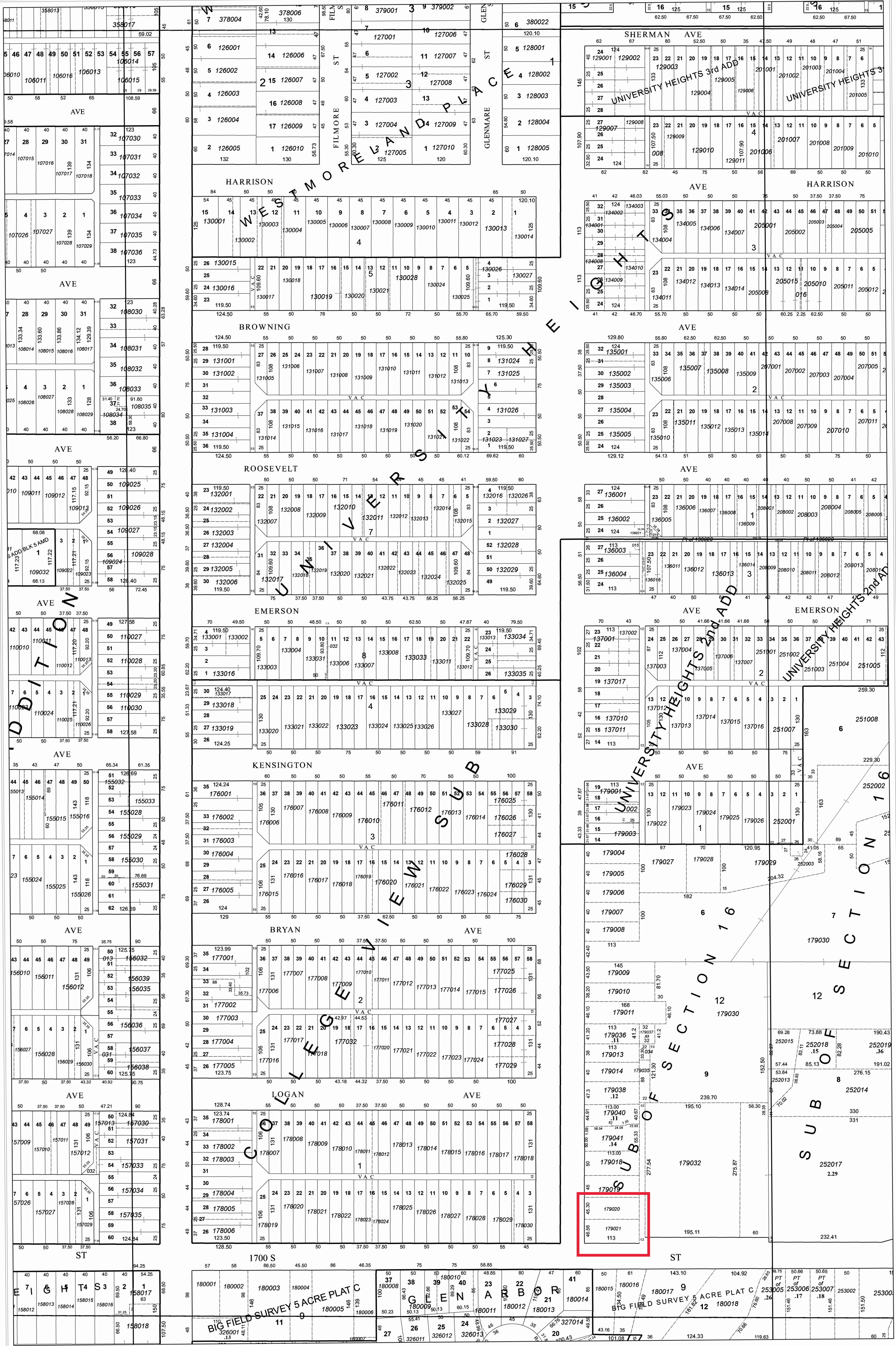
¹⁸ Deeds and associated property from Salt Lake County Recorder's Office records.

1. Vicinity Map of Subject Properties


Vicinity Map



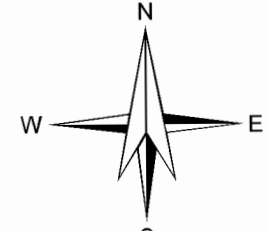
2. 2021 Salt Lake County Sidwell Parcel Map



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.



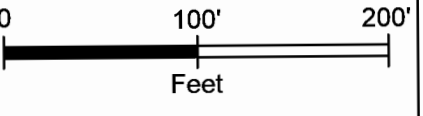
Prepared and published by
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Salt Lake City, Utah 84190
385-468-8145
recorder.slco.org



W
N
E
S

E 1/2 NW 1/4 Sec 16 T1S R1E
SALT LAKE COUNTY, UTAH
5/18/2018

Scale 1"=100'



0 100' 200'

Feet

16-16-12

T1N	6	7	8	9	10	11
T1S	13	14	15	16	17	18
T2S	25	26	27	28	29	30
T3S	31	32	33	34		

Area

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Section

11	21	22
31	32	41
42		

Page

3. Survey of Subject Properties

BRYAN AVENUE

LOGAN AVENUE

FOUND CITY
MONUMENT

340.00'

327.56'

N 0°06'59" E

92.05'

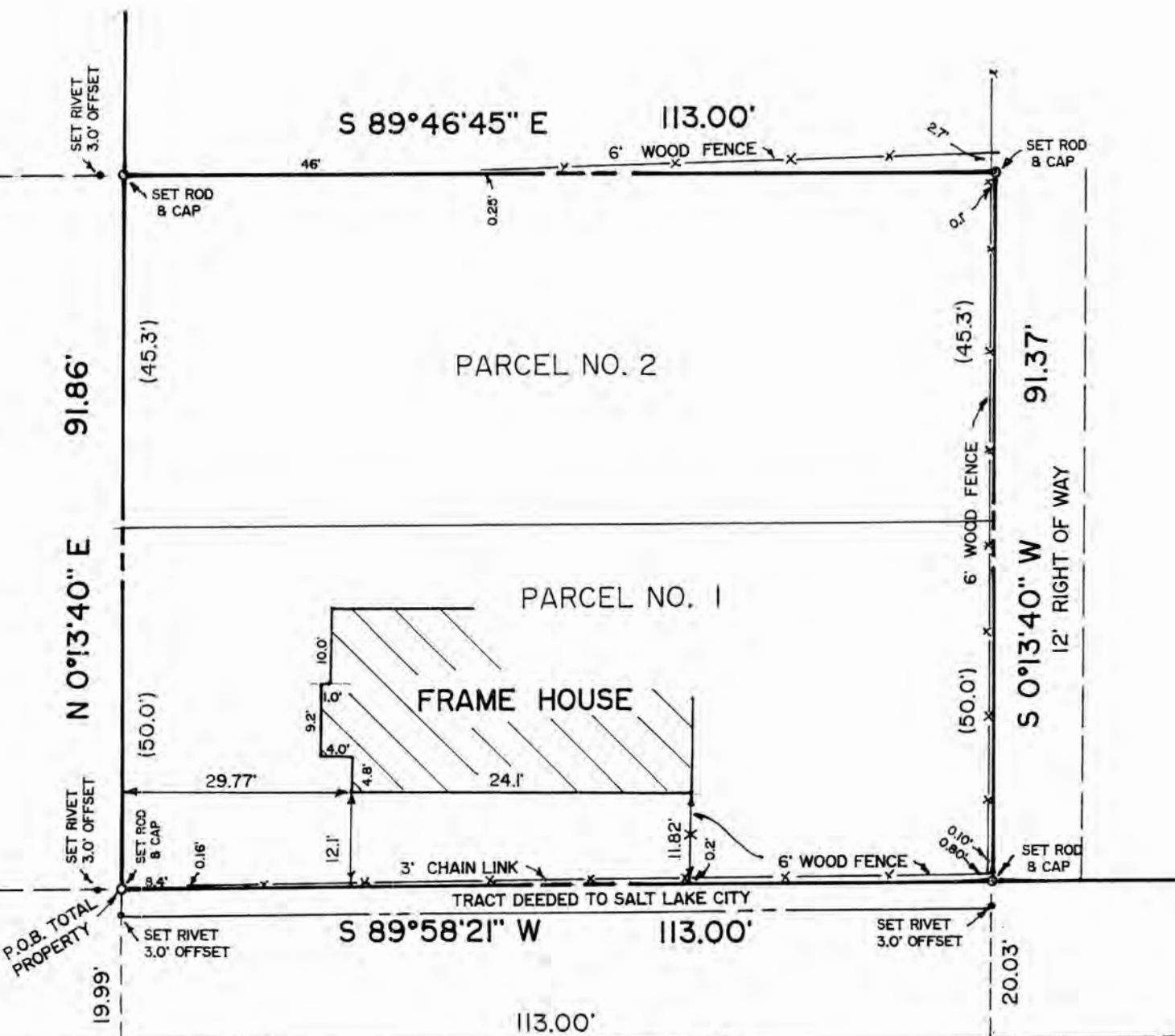
19.97'

FOUND CITY
MONUMENT

1600 EAST STREET

1600 EAST STREET

1600 EAST STREET



SCALE 1" = 20'

SURVEYOR'S CERTIFICATION

I, ROBERT BYRON JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 127636 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND I HAVE SUPERVISED A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTIONS

PARCEL NO. 1:

COMMENCING AT A POINT ON THE EAST LINE OF 16th EAST STREET, SAID POINT BEING 240.3 FEET SOUTH AND 50 FEET EAST, MORE OR LESS, OF THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 9, BLOCK 12, F. M. LYMAN, JR. SURVEY OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 50 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE EAST 113 FEET; THENCE NORTH 50 FEET; THENCE WEST 113 FEET TO THE PLACE OF BEGINNING. LESS TRACT DEEDED TO SALT LAKE CITY, UTAH, BEING THE SOUTHERLY THREE FEET, MORE OR LESS.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED LAND TO WIT:

COMMENCING AT A POINT 163 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH HALF OF LOT 9, BLOCK 12, SAID SECTION 16, AND RUNNING THENCE SOUTH 290.3 FEET, MORE OR LESS, TO THE NORTH LINE OF 17TH SOUTH STREET; THENCE EAST 12 FEET; THENCE NORTH 290.3 FEET TO A POINT 12 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 12 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 2:

COMMENCING ON THE EAST LINE OF 16TH EAST STREET, 195 FEET SOUTH AND 50 FEET EAST, MORE OR LESS, FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 9, BLOCK 12, SECTION 16 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 45.3 FEET; THENCE EAST 113 FEET; THENCE NORTH 45.3 FEET; THENCE WEST 113 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A RIGHT OF WAY 12 FEET WIDE ADJOINING SAID PROPERTY ON THE EAST.

ACTUAL TOTAL SURVEYED PARCEL:

BEGINNING AT A POINT ON THE EAST LINE OF 1600 EAST STREET AND NORTH LINE OF 1700 SOUTH STREET, SAID POINT BEING SOUTH 286.86 FEET AND EAST 50 FEET FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 9, BLOCK 12, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°13'40" EAST ALONG SAID EAST LINE 91.86 FEET; THENCE SOUTH 89°46'45" EAST 113.00 FEET; THENCE SOUTH 0°13'40" WEST 91.37 FEET TO THE NORTH LINE OF 1700 SOUTH STREET; THENCE SOUTH 89°58'21" WEST ALONG SAID NORTH LINE 113.00 FEET TO THE POINT OF BEGINNING, CONTAINS 10,352 SQ. FT. OR 0.2377 ACRES.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE PROPERTY SURVEYED, AND THAT THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARY LINES OF THE ABOVE DESCRIBED PROPERTY ARE AS SHOWN.



S97-03-0206

Vaughn E. Butler, L.S.
SALT LAKE COUNTY SURVEYOR

NARRATIVE

THE CLIENT NEEDED A SURVEY-CERTIFICATE TO ESTABLISH THE BOUNDARY LINES OF THE PROPERTY. THE BEARING BASE FOR THIS SURVEY WAS SALT LAKE CITY SURVEYOR'S OFFICE DATUM. LOCATION-NORTHWEST 1/4 SECTION 16, T1S, R1E, S1L.B. & M.

BOUNDARY SURVEY		
95 SOUTH 1600 EAST STREET, SALT LAKE CITY, UTAH		
LOCATION - BLOCK 12, FIVE ACRE PLAT "C", BIG FIELD SURVEY		
PREPARED FOR KEN COLE		
BUSH & GUDGELL INC. ENGINEERS-PLANNERS-SURVEYORS 355 SOUTH 300 EAST SALT LAKE CITY UTAH 84111 364-1212 BRANCH OFFICE ST. GEORGE UTAH		
DRAWN ERJ CALC	DATE AUGUST 1996	SHEET
CHECKED	SCALE 1" = 20'	
APPROVED	JOB NO 43969	

4. 1950 Sanborn Map (for address reference)

T H R E E

V O L U M E

S E E

BROWNING

ROOSEVELT

EMERSON

KENSINGTON

BRYAN

LOGAN

GLEN ARBOR

BLAINE AV.

364

AV.

AV.

AV.

AV.

AV.

AV.

AV.

AV.

365

362

SALT LAKE CITY, UTAH VOL. 4

344

NEW SHEET
JUNE 1939

SCALE 100 FT. TO AN INCH
(2203)

2150

(2204)

(2205)

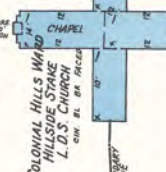
2152
(2206)

2155
(2207)

LOGAN

7156

2160
(2209)

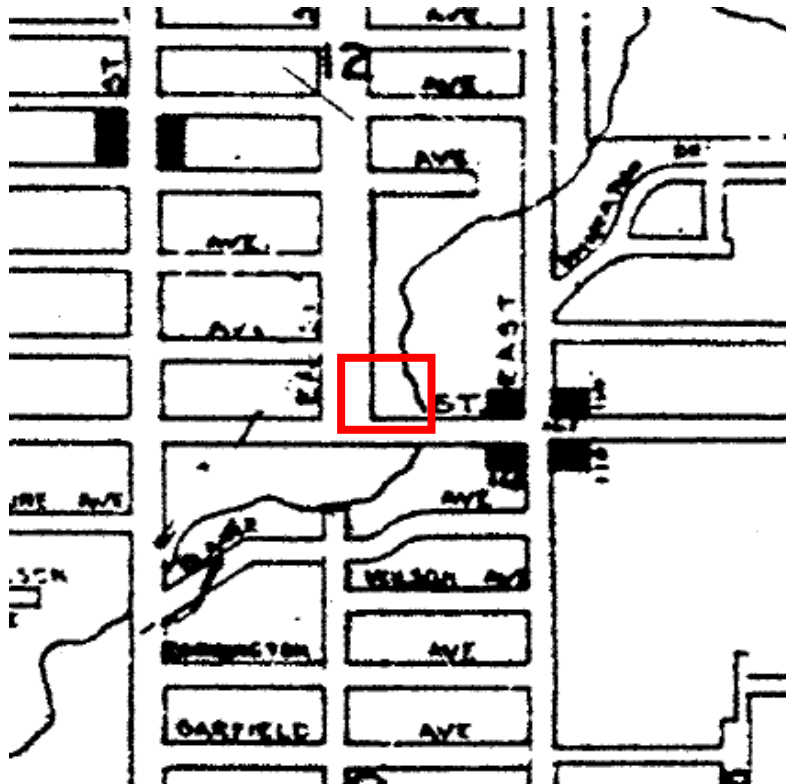


SCALE 100 FT. TO ONE INCH
Copyright 1939 by the Sanborn Map Co.

fe
G
1591
53
1950
v.4
no.344

5. 1943 and 1951 Zoning Maps

1943 Zoning Map Extract



DISTRICTS			26
RESIDENTIAL "A"		Land 2 Family Dwellings	Side Yards 5' & 12'
RESIDENTIAL "A-3"		Land 2 Family Dwellings	4' & 12'
RESIDENTIAL "B"		Apartments & Hotels Permitted	6' & 11'
RESIDENTIAL "B-2"		Apartments & Hotels Permitted	4' & 5'
RESIDENTIAL "B-3"		Limited Retail Business	
BUSINESS "A"		Limited Commercial Use	
COMMERCIAL		General Business Activities	
INDUSTRIAL		Manufacturing, Warehouses, Etc.	
INDUSTRIAL "B"		Wholesale Storage Petroleum Products	
UNRESTRICTED		Any Use permitted in the City	

A black and white map of a city street grid. A red square highlights a specific block. The map shows streets labeled 'GARFIELD', 'BLAINE', 'MONTANA', and 'CIRCLE'. A large '13' is visible in the upper right corner.

SALT LAKE CITY

CITY OF CHICAGO		SIDE YARDS
RESIDENTIAL	"A-A"	8' & 12'
RESIDENTIAL	"A"	8' & 12'
RESIDENTIAL	"A-3"	8' & 12'
RESIDENTIAL	"B"	6' & 11'
RESIDENTIAL	"B-2"	4' & 10'
RESIDENTIAL	"B-3"	
BUSINESS	"A"	
COMMERCIAL		
INDUSTRIAL		
INDUSTRIAL	"B"	
UNRESTRICTED		

Revised 12/10/51 G.E.B.

6. 1944 Zoning Code Extract (Applicable to 1946 Deed for 1655 S)

and said map and references, notations and other information shown thereon shall be as much a part of this ordinance as if the information and matters set forth by said map were all fully described herein.

Except as hereinafter provided, no building shall be erected or altered, nor shall any building or premises be used for any purpose other than is permitted in the use district in which such building or premises is located.

Sec. 6715. Residential "A" district.

(a) In Residential "A" district no building or premises shall be used or maintained, and no building shall be erected or altered so as to be arranged, intended or designed to be used for other than one of the following uses:

1. One-family dwellings.
2. Two-family dwellings.
3. Schools.
4. Churches.
5. Libraries and museums.
6. Public parks, public recreation grounds and playgrounds, but not including privately owned commercial amusement parks or commercial recreation grounds.
7. Farming and truck gardening, nurseries and greenhouses, provided that greenhouses shall be set back at least sixty (60) feet from the front yard line.
8. Railroad or street railway passenger stations and rights of way, not including railroad yards or sheds.
9. Public buildings, except penal or mental institutions.
10. Cemeteries adjoining or in extension to existing cemeteries.
11. Telephone exchange where no public business office and no repair or storage facilities are maintained.

(b) In a Residential "A" district buildings and uses, such as are ordinarily appurtenant to any of the uses listed above, but not involving the conduct of business, shall be permitted, subject to the limitations herein provided.

1. Accessory uses customarily incident to the above uses.
2. The office of a physician, musician or other professional person, when located in his or her dwelling; also customary incidental home occupations engaged in by indi-

viduals within their dwellings, provided that no window display is made.

3. A name plate not exceeding one and one-half ($1\frac{1}{2}$) square feet in area, stating only the name and/or occupation of the person.

4. A signboard not exceeding eight (8) square feet in area, appertaining to the lease or sale of the property; also a bulletin board not exceeding eight (8) square feet in area erected upon the premises of a church or other institution for the purpose of displaying the name and activities or services therein provided, when set back within two (2) feet of the building line.

5. In a one-family dwelling the renting of rooms to not more than six (6) persons for lodging purposes only, or the furnishing of table board to not more than six (6) persons, or the furnishing a combination of the above to not more than six (6) persons; provided, however, that these provisions shall not be applicable to a two-family dwelling.

6. Dormitories, fraternity or sorority houses or boarding houses occupied only by the faculty or students of a public educational institution and supervised by the authorities thereof, subject, however, to the express condition that such houses shall not be located or established more than 600 feet distant from the lands and premises occupied by the institution to which they are incident.

7. A private garage that shall occupy not more than seven (7) per cent of the area of the lot and shall be located not less than sixty (60) feet from the front lot line, thirty (30) feet for a corner lot on the side street and not less than fifteen (15) feet from any dwelling on an adjacent lot, unless it is part of the main building or located in a terrace or retaining wall. If located in a terrace or retaining wall, such garage shall not project in front of the terrace or retaining wall and shall not extend above the top of said terrace or retaining wall more than two (2) feet, and in no case above the level of the ground floor of a dwelling on an adjacent lot.

Sec. 6716. Residential "A-3" district.

(a) In a Residential "A-3" district no building or premises shall be used and no building shall be erected that is

arranged, intended or designed to be used for other than one of the following uses:

1. Any use permitted in a Residential "A" district.
2. Three-family dwelling.
3. Four-family dwelling.

(b) No building shall be erected and no building shall be altered or changed, that is intended or designed to be used for a three or four-family dwelling until the plans for the same shall have been submitted to and approved by the board of commissioners of Salt Lake City.

(c) In a Residential "A-3" district, for every building erected or altered there shall be a "front yard," "side yard" and "rear yard" of such dimensions required for buildings erected in a residential "A" district, as provided in Sections 6724 to 6727 inclusive of this chapter.

(d) In Residential "A-3" district the height regulations shall be as specified for Residential "A" districts as provided in paragraph (b) of Section 6729 of this chapter.

Sec. 6717. Residential "B" and "B-2" districts.

(a) In Residential "B" and "B-2" districts no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one of the following uses:

1. Any use permitted in a Residential "A" district.
2. All dwellings, flats, apartments and boarding or lodging houses without stores.
3. Hotels.
4. Clubs or fraternal societies, except those the chief activity of which is a service customarily carried on as a business.
5. Hospitals, sanitariums and institutions for philanthropic or eleemosynary uses, other than correctional or for insanity or other mental diseases.
6. An institution for subnormals when located not less than six hundred (600) feet from any dwelling or apartment house.
7. Public utility buildings, from which no noises, vibration, fumes or odors are emitted.
8. Outdoor advertising structures that otherwise comply with city ordinances.

(b) Accessory uses shall be as specified under a Residential "A" district, Section 6715, paragraph (b) in conformity with the requirements governing such uses. In addition thereto public garages may be maintained for storage purposes only, where no repair facilities are provided, when located not less than sixty (60) feet from the front lot line and not less than thirty (30) feet from any other street line on which the property faces; provided, that there shall be no entrance or exit for motor vehicles within one hundred fifty (150) feet of an entrance or exit of a public school, church, playground or other public or semipublic institution; concessions and service shall also be permitted as accessories within hotels, etc., provided that access to such uses is only from within the building.

Sec. 6718. Residential "B-3" district.

In a Residential "B-3" district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one of the following uses:

- (a) Any use permitted in the Residential "A," "B" or "B-2" district.
- (b) Shops for retail business.
- (c) Drug stores.
- (d) Bank or office buildings.
- (e) Barber shops and beauty parlors.
- (f) Theaters.
- (g) Restaurants and tea rooms.
- (h) Gasoline service stations.

2. No building or structure shall be erected or altered in a Residential "B-3" district for any of the uses enumerated in items (b) to (h), inclusive, of this section, unless the plans for such building or structure, including all signs and advertising emblems, shall have been submitted to and approved by the board of commissioners of Salt Lake City.

3. In a Residential "B-3" district, for every building erected, there shall be a "front yard" and "rear yard" of such dimensions as are required for all buildings erected in a Residential "B-2" district.

Sec. 6719. Business "A" district.

1. In a business "A" district, no building or premises

26. Stock yards.
27. Sugar refining.
28. Tannery.
29. Tar distillation or manufacture.
30. Tar roofing or tar waterproofing manufacture.
31. Wool pulling, scouring or shoddy manufacture.
32. Any other trade, industry or use that is noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise.

Sec. 6722. Industrial "B" district.

In an Industrial "B" district all buildings and premises may be used for any purpose permitted in Residential "A," "B," "B-2" and "B-3" districts, Business "A," Commercial and Industrial districts and also for the storage of petroleum products or by-products not to exceed a total capacity of 100,000 gallons on any property held under one ownership.

Sec. 6723. Unrestricted districts.

(a) In an unrestricted district all buildings and premises may be used for any lawful purpose except those which by ordinance are excluded from within the city limits.

(b) Any uses prohibited in Section 6722 (Industrial district) that are to be undertaken in this district shall be located at least 660 feet distant from the boundary line of any Residential "A," "B," "B-2," "B-3" or Business "A" or Commercial district.

Sec. 6724. Front yards. In all residential districts no part of any building (exclusive of steps) shall be erected nearer to the property line on which it faces than the average alignment of existing buildings within the same block frontage, except that a front yard need not be more than 30 feet in depth. Where there are no existing buildings within the same block frontage, the minimum depth of the front yard shall be 20 feet. One street frontage only of a corner lot shall be exempt from these provisions, except that in such event the building on that side shall be set back not less than ten (10) feet. In a district where the street widths are less than one hundred (100) feet no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained in such location as to cause dan-

ger to traffic by obstructing the view. No fence or wall shall be built in any front yard as defined herein to a height in excess of four (4) feet. Where a residential district and a commercial district adjoin each other within the same block, the front and side yard regulations shall apply to the commercial district as well as to the residential district on the residential street.

Sec. 6725. Side yards. In all Residential "A," "A-3," "B" and "B-2" districts, for every building erected there shall be a side yard along each lot line. The least dimension of any such side yard shall be 35 per cent of the building height, but in no case less than eight (8) feet for Residential "A" and "A-3," 30 per cent of the building height, but in no case less than six (6) feet for Residential "B," and 25 per cent of the building height, but in no case less than four (4) feet for Residential "B-2," and the total width of the two side yards for any one lot shall be 70 per cent of the building height, but in no case less than twenty (20) feet for Residential "A" and "A-3," 60 per cent of the building height, but in no case less than seventeen (17) feet for the residential "B," and 50 per cent of the building height, but in no case less than fourteen (14) feet for Residential "B-2."

In a Residential "B-3" district side yards are not required, except that whenever the boundary line of a Residential "B-3" district forms a common boundary line with Residential "A," "A-3," "B" or "B-2" district, then a side yard of a width equal to that required for maximum side yards in the adjoining district shall be required on that side adjacent to the common boundary.

Sec. 6726. Rear yards. In all residential districts there shall be a rear yard not less than twenty-five (25) feet; provided, however, that not more than 40 per cent of the area of the rear yard may be occupied by a one-story accessory building not over fifteen (15) feet in height. Where the garage is located within or made a part of the dwelling, and no accessory building is erected in the rear yard, then the depth of such rear yard may be reduced not more than 40 per cent.

Sec. 6727. Side and rear yard exceptions. (a) The area of a side or rear yard shall be open and unobstructed, except

for the ordinary projections of window sills, belt courses, cornices and other ornamental features to the extent of not more than four (4) inches, except that where the building is not more than two (2) stories in height the cornice or eaves may project not more than two (2) feet into such yard and a bay window or chimney breast not over ten (10) feet long may extend into the side yard not more than two (2) feet, provided such extension maintains the minimum side yard requirements.

(b) An open iron fire escape may project not more than four (4) feet into a side or rear yard.

(c) Where a rear yard or a side yard in a residential district abuts on an alley or permanent open way, the yard shall be deemed to extend to the center of such alley or way.

(d) In all "use" districts there shall be maintained a side yard and a rear yard for all dwelling and apartment houses, tenement houses and hotels as required for minimum side yards in Residential "B-2" districts.

(e) On any lot held under separate ownership from adjacent lots, and of record at the time of the passage of the Zoning Ordinance, September 1, 1927, the side yard requirements may be waived to the extent that the buildable width of such lot is not reduced to less than twenty-six (26) feet, except that at least a three (3) foot side yard is required on both sides of all lots.

(f) On rear yard for a corner lot an accessory building may be built nearer to the front lot line than thirty (30) feet, provided such building be not over twenty (20) feet long and be located as near to the side line, farthest from the street, as the width of the lot will permit.

Sec. 6728. Nonconforming use. Any use of buildings or premises at the time of the passage of the Zoning Ordinance on September 1, 1927, may be continued, although such use does not conform to the provisions hereof. In the case of a building such use may be extended throughout the building, provided that no structural alterations are made therein, except those required by law or ordinance. Providing no structural alterations are made, a nonconforming use may be changed to any use permitted in a district where such nonconforming

use would be permitted. Any nonconforming use changed to a more restricted use or to a conforming use shall not thereafter be changed back to a less restricted use.

No non-conforming building which has been damaged by fire, explosion, act of God or act of the public enemy, to the extent of more than sixty (60) per cent of its assessed value, shall be restored except in conformity with the regulations of this ordinance.

Any nonconforming use building, existing in any residential district at the time of the passage of the Zoning Ordinance, September 1, 1927, may be reconstructed or replaced to conform with all requirements for a Residential "B-3" district, including all required yard spaces.

Sec. 6729. Height regulations—general. (a) No dwelling or hotel, unless of fireproof construction, shall be erected to a height of more than three (3) stories. No dwelling shall be erected to a height less than ten (10) feet or one (1) story. No building or structure shall be erected within the approach zone of any airport runway within 600 feet of same to a height of more than one (1) story or 15 feet, and no building or structure shall be erected in the vicinity of any airport and located within any approach zone more than 600 feet from any airport runway to a height greater than one foot of height for every 40 feet of distance from said runways, and no building or structure shall be erected in the vicinity of any airport that would in any way constitute a hazard and endanger life or limb of any person.

(b) Residential districts. In a Residential "A" and "A-3" district no dwelling shall be erected to a height in excess of thirty-five (35) feet, and no building shall be erected to a height in excess of forty-five (45) feet.

In a Residential "B" district no building shall be erected to a height in excess of forty-five (45) feet.

In a Residential "B-2" and Business "A" district no building shall be erected to a height in excess of fifty-five (55) feet.

In a Residential "B-3" district no building shall be erected to a height in excess of thirty-five (35) feet.

(c) Commercial district. In a Commercial district no

building shall be erected to a height in excess of one and one-quarter ($1\frac{1}{4}$) times the width of the street on which it fronts.

Where a building fronts on two or more streets, the greater height of building permitted on the wider street shall apply within a distance of 120 feet from such street.

(d) Industrial and Unrestricted districts. In an Industrial or Unrestricted district, no building other than a grain elevator or a gas holder shall be erected to a height in excess of eighty (80) feet.

(e) Exceptions. General. The following exceptions apply to the foregoing height regulations except as outlined in paragraph (a) above, relating to buildings and structures within the vicinity of airports:

(1) The provisions of this section shall not apply to restrict the height of a church spire, tower or belfry, or a flagpole, wireless tower, monument, chimney, water tank, elevator bulkhead, stage tower or scenery loft.

(2) Nothing in these regulations shall apply to prevent the erection above the height limit of a parapet wall or cornice for ornament and without windows, extending above such height limit not more than five (5) feet.

(3) Any portion of a building may be erected to a height in excess of the respective height limits as herein prescribed provided such portion of such building is set back from all street, alley and required yard lines, one (1) foot for each three (3) feet of such additional height if in an industrial or commercial district, and one (1) foot for each two (2) feet of such additional height if in any residential district.

Sec. 6730. Area regulations. In all use districts for buildings hereafter erected or altered to accommodate or make provision for additional families, the required lot area per family housed shall be as follows:

3000 square feet for a one-family dwelling.

3500 square feet for a two-family dwelling with an additional 500 square feet required for each family added.

Provided that in any district a single family dwelling may be erected on any lot held in separate ownership at the time of the passage of the Zoning Ordinance, September 1, 1927. A lot extending to a rear alley shall be deemed to extend to

the center of such alley, and a lot abutting upon two or more streets (a corner lot) shall be deemed to extend to the center of the side street in computing its area for the purpose of this section. For the purpose of this section the number of families which a building is designed to accommodate shall be determined by the number of separate housekeeping units in such building. A suite of rooms without a kitchen or facilities for cooking meals shall not be deemed a housekeeping unit for the purpose of this section.

Sec. 6731. Plats. All applications for building permits shall be accompanied by a plat in duplicate drawn to scale showing the actual dimensions of the lot to be built upon, the size and location of the existing buildings and buildings to be erected, and such other information as may be necessary to provide for the enforcement of this ordinance. A careful record of such application and plats shall be kept in the office of the Building Inspector. No yard or other open spaces provided about any building for the purpose of complying with the provisions of these regulations shall be used as a yard or open space for another building.

Sec. 6732. Interpretation and application. In interpreting and applying the provisions of this chapter they shall be held to be the minimum requirements for the promotion of the public health, safety, order, convenience, prosperity and general welfare. It is not intended by this chapter to interfere with or abrogate or annul any easement, covenants or other agreements between parties; provided, however, that where this chapter imposes a greater restriction upon the use of building or premises or upon height of building, or requires larger open spaces than are imposed or required by other laws, ordinances or restrictions, the provisions of this chapter shall control.

Sec. 6733. Violation and penalty. Any person convicted of violating or refusing to comply with any of the provisions of this chapter shall be punished by a fine in any sum not exceeding two hundred ninety-nine (\$299.00) dollars, or by imprisonment in the city jail for a period of not longer than six months, or by both such fine and imprisonment. The court may, in imposing the fine, enter as part of

7. 1949 Zoning Code Extract (Applicable to 1950 Permits)

map and references, notations and other information shown thereon shall be as much a part of this ordinance as if the information and matters set forth by said map were all fully described herein.

Except as hereinafter provided, no building shall be erected or altered, nor shall any building or premises be used for any purpose other than is permitted in the use district in which such building or premises is located.

Sec. 6714-A. Residential "AA" district.

(a) In Residential "AA" district no building or premises shall be used or maintained, and no building shall be erected or altered so as to be arranged, intended or designed to be used for other than one of the following uses:

1. One-family dwellings.
2. Schools.
3. Churches.
4. Libraries and museums.
5. Public parks, public recreation grounds and playgrounds, but not including privately owned commercial amusement parks or commercial recreation grounds.
6. Farming and truck gardening, nurseries and greenhouses, provided that the greenhouses shall be set back at least sixty (60) feet from the front yard line.
7. Railroad or street railway passenger stations and rights of way not including railroad yards or sheds.
8. Public buildings, except penal or mental institutions.
9. Cemeteries adjoining or in extension to existing cemeteries.
10. Telephone exchange where no public business office and no repair or storage facilities are maintained.

(b) In a Residential "AA" district buildings and uses such as are ordinarily appurtenant to any of the uses listed above, but not involving the conduct of business, shall be permitted subject to the limitations herein provided.

1. Accessory uses customarily incident to the above uses.
2. The office of a physician, musician or other professional person, when located in his or her dwelling; also customary incidental home occupations engaged in by individuals

within their dwellings, provided that no window display is made.

3. A name plate not exceeding one and one-half ($1\frac{1}{2}$) square feet in area, stating only the name and/or occupation of the person.

4. A signboard not exceeding eight (8) square feet in area, appertaining to the lease or sale of the property; also a bulletin board not exceeding eight (8) square feet in area erected upon the premises of a church or other institution for the purpose of displaying the name and activities or services therein provided, when set back within two (2) feet of the building line.

5. A private garage not over 500 square feet in area located on the rear yard and not less than sixty (60) feet from the front lot line (thirty (30) feet for a corner lot on the side street, provided it is located at least 10 feet from the rear lot line) and not less than fifteen (15) feet from any dwelling on an adjacent lot, unless it is part of the main building or located in a terrace or retaining wall. If located in a terrace or retaining wall, such garage shall not project in front of the terrace or retaining wall, and shall not extend above the top of said terrace or retaining wall more than two (2) feet, and in no case above the level of the ground floor of a dwelling on an adjacent lot. Parking lots as an adjunct to public or semi-public institutions providing the plans for such parking lots are submitted to and approved by the Board of City Commissioners.

(c) In a Residential "AA" district the side yard requirements shall be as specified for Residential "A" district in Section 6725 of the Revised Ordinances.

Sec. 6715. Residential "A" district.

(a) In a Residential "A" district no building or premises shall be used or maintained and no building shall be erected or altered so as to be arranged, intended or designed to be used for other than one of the following uses:

1. Any use permitted in a Residential "AA" district.
2. Two-family dwellings.
3. In a Residential "A" district the accessory uses shall be as designated in a Residential "AA" district.

4. In a one-family dwelling the renting of rooms to not more than six (6) persons for lodging purposes only, or the furnishing of table board to not more than six (6) persons, or the furnishing a combination of the above to not more than six (6) persons; providing, however, that these provisions shall not be applicable to a two-family dwelling.

5. Dormitories, fraternity or sorority houses or boarding houses occupied only by the faculty or students of a public educational institution and supervised by the authorities thereof, subject, however, to the express condition that such houses shall not be located or established more than 600 feet distant from the lands and premises occupied by the institution to which they are incident.

Sec. 6716. Residential "A-3" district.

(a) In a Residential "A-3" district no building or premises shall be used and no building shall be erected that is arranged, intended, or designed to be used for other than one of the following uses:

1. Any use permitted in Residential "A" district.
2. Three-family dwelling, including one garage space for each unit.
3. Four-family dwelling, including one garage space for each unit.

(b) No building shall be erected and no building shall be altered or changed that is intended or designed to be used for a three or four-family dwelling until the plans for the same, including garages, shall have been submitted to and approved by the Board of City Commissioners of Salt Lake City.

(c) In a Residential "A-3" district, for every building erected or altered there shall be a front yard, side yard, and rear yard of such dimensions required for buildings erected in a Residential "A" district as provided in Sections 6724 to 6727 inclusive of this chapter.

(d) In Residential "A-3" district the height regulations shall be as specified for Residential "A" districts as provided in paragraph (b) of Section 6729 of this chapter.

Sec. 6717. Residential "B" and "B-2" districts.

(a) In Residential "B" and "B-2" districts no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one of the following uses:

1. Any use permitted in Residential "A" district.
2. All dwellings, flats, apartment and boarding or lodging houses without stores.
3. Hotels.
4. Clubs or fraternal societies, except those the chief activity of which is a service customarily carried on as a business.

5. Hospitals for human beings, clinics, sanitariums and institutions for philanthropic or eleemosynary uses other than correctional or for insanity or other mental diseases, providing the plans for such are submitted to and approved by the Board of City Commissioners.

6. An institution for subnormals when located not less than six hundred (600) feet from any dwelling or apartment house.

7. Public utility buildings, from which no noises, vibration, fumes or odors are emitted.

8. Outdoor advertising structures that otherwise comply with city ordinance.

(b) Accessory uses shall be as specified under a Residential "A" district, in conformity with the requirements governing such uses. In addition thereto public garages may be maintained for storage purposes only, where no repair facilities are provided, when located not less than sixty (60) feet from the front lot line and not less than thirty (30) feet from any other street line on which the property faces; provided, that there shall be no entrance or exit for motor vehicles within one hundred fifty (150) feet of an entrance or exit of a public school, church, playground or other public or semipublic institution; concessions and service shall also be permitted as accessories within hotels, etc., provided that access to such uses is only from within the building.

Sec. 6724. **Front yards.** In all residential districts no part of any building (exclusive of steps) shall be erected nearer to the property line on which it faces than the average alignment of existing buildings within the same block frontage, except that a front yard need not be more than thirty (30) feet in depth. Where there are no existing buildings within the same block frontage, the minimum depth of the front yard shall be twenty (20) feet. One street frontage only of a corner lot shall be exempt from these provisions, except that in such event the building on that side shall be set back not less than ten (10) feet; (the ten feet shall only be applied on that side of a corner lot having the greatest length.) For every building or structure erected in all Residential Districts there shall be a front yard as defined herein; except in a Residential "B", "B-2", or "B-3" district for group houses erected on any one "parcel of land" the front yard shall be considered that area between the front lot or street line and the nearest building line; providing, the spacing between the group buildings conforms to the side yard requirements for a Residential "B-2" district. In a district where the street widths are less than one hundred (100) feet no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained in such location as to cause danger to traffic by obstructing the view. No fence or wall shall be built in any front yard as defined herein to a height in excess of four (4) feet. Where a residential district and a commercial district adjoin each other within the same block, the front and side yard regulations shall apply to the commercial district as well as to the residential district on the residential street.

Sec. 6725. **Side yards.** In all Residential "A", "A-3", "B", and "B-2" districts, for every building erected there shall be a side yard along each lot line. The least dimension of any such side yard shall be 35 per cent of the building height, but in no case less than (8) feet for Residential "A" and "A-3", 30 per cent of the building height, but in no case less than six (6) feet for Residential "B", and 25 per cent of the building height, but in no case less than four (4) feet for Residential "B-2", and the total width of the two side yards for any one lot shall be 70 per cent of the building height,

but in no case less than twenty (20) feet for Residential "A" and "A-3", 60 per cent of the building height, but in no case less than seventeen (17) feet for residential "B", and 50 per cent of the building height, but in no case less than fourteen (14) for Residential "B-2".

In a Residential "B-3" district side yards are not required, except that whenever the boundary line of a Residential "B-3" district forms a common boundary line with Residential "A", "A-3", "B" or "B-2" district, then a side yard of a width equal to that required for maximum side yards in the adjoining district shall be required on that side adjacent to the common boundary.

Sec. 6726. **Rear yards.** In Residential "A", "A-3", "B" and "B-2" districts, there shall be a rear yard of not less than twenty-five (25) feet. In addition to allowable garage space and excepting poultry houses, stables, and other agricultural use buildings, the rear yard may be occupied by an accessory building not over 150 square feet in area. The above excepted uses (poultry houses, stables, and other agricultural use buildings) shall be permitted on lots over 5000 square feet in area provided that the plans for such buildings are submitted to and approved by the Board of City Commissioners. Where the garage is located within or made part of the dwelling, and no accessory buildings are erected, the depth of such rear yard may be reduced to not less than fifteen (15) feet. In a Residential "B-3" district there shall be a rear yard of ten (10) feet which shall be kept free and clear from any obstruction.

Sec. 6727. **Side and rear yard exceptions.** (a) The area of a side or rear yard shall be open and unobstructed, except for the ordinary projections of window sills, belt courses, cornices and other ornamental features to the extent of not more than four (4) inches, except that where the building is not more than two (2) stories in height the cornice or eaves may project not more than two (2) feet into such yard and a bay window or chimney breast not over ten (10) feet long may extend into the side yard not more than two (2) feet, provided such extension maintains the minimum side yard requirements.

(b) An open iron fire escape may project not more than four (4) feet into a side or rear yard.

(c) Where a rear yard or a side yard in a residential district abuts on an alley or permanent open way, the yard shall be deemed to extend to the center of such alley or way.

(d) In all "use" districts there shall be maintained a side yard and a rear yard for all dwelling and apartment houses, tenement houses and hotels as required for minimum side yards in Residential "B-2" districts.

(e) On any lot held under separate ownership from adjacent lots, and of record at the time of the passage of the Zoning Ordinance, September 1, 1927, the side yard requirements may be waived to the extent that the buildable width of such lot is not reduced to less than twenty-six (26) feet, except that at least a three (3) foot side yard is required on both sides of all lots.

(f) On rear yard for a corner lot an accessory building may be built nearer to the front lot line than thirty (30) feet, provided such building be not over twenty (20) feet long and be located as near to the side line, farthest from the street, as the width of the lot will permit.

(g) Where the garage is attached to or located within a dwelling and provided that no accessory building is located within the rear yard, the total sideyard requirement may be reduced, provided the minimum sideyard is maintained on both sides of such dwellings, and provided further that the plans for said dwelling are submitted to and approved by the Board of Commissioners of Salt Lake City.

Sec. 6728. Nonconforming use. Any use of buildings or premises at the time of the passage of the Zoning Ordinance on September 1, 1927, may be continued, although such use does not conform to the provisions hereof. In the case of a building such use may be extended throughout the building, provided that no structural alterations are made therein, except those required by law or ordinance. Providing no structural alterations are made, a nonconforming use may be changed to any use permitted in a district where such nonconforming use would be permitted. Any nonconforming use changed to a more restricted use or to a conforming use shall not thereafter be changed back to a less restricted use.

No non-conforming building which has been damaged by

fire, explosion, act of God or act of the public enemy, to the extent of more than sixty (60) per cent of its assessed value, shall be restored except in conformity with the regulations of this ordinance.

Any non-conforming use building, existing in any residential district at the time of the passage of the Zoning Ordinance, September 1, 1927, may be reconstructed or replaced to conform with all requirements for a Residential "B-3" district, including all required yard spaces.

Sec. 6729. Height regulations — general. (a) no dwelling or hotel, unless of fireproof construction, shall be erected to a height of more than three (3) stories. No dwelling shall be erected to a height less than ten (10) feet or one (1) story. No building or structure shall be erected within the approach zone of any airport within 600 feet of same to a height of more than one (1) story or 15 feet, and no building or structure shall be erected in the vicinity of any airport and located within any approach zone more than 600 feet from any airport runway to a height greater than one foot of height for every 40 feet of distance from said runways, and no building or structure shall be erected in the vicinity of any airport that would in any way constitute a hazard and endanger life or limb of any person.

(b) Residential districts. In a Residential "A" and "A-3" district no dwelling shall be erected to a height in excess of thirty-five (35) feet, and no building shall be erected to height in excess of forty-five (45) feet.

In a Residential "B" district no building shall be erected to a height in excess of forty-five (45) feet.

In a Residential "B-2" and Business "A" district no building shall be erected to a height in excess of fifty-five (55) feet.

In a Residential "B-3" district no building shall be erected to a height in excess of thirty-five (35) feet.

(c) Commercial district. In a Commercial district no building shall be erected to a height in excess of one and one-quarter ($1\frac{1}{4}$) times the width of the street on which it fronts.

Where a building fronts on two or more streets, the

8. 1655 S Property Deeds (1946)

SALT LAKE COUNTY ABSTRACTS

KELLY CO., MFRS., SALT LAKE 46314

Line No.	Date of Inst. and Date of Filing				Entry No. and Page		Released on Margin				GRANTORS	Witness	GRANTEES	Kind of Instrument	Consideration
	Month	Day	Year	Hour	Book	Page	Month	Day	Year						
1	June	28	1945	4:34	1007	548				E. A. Hewitt		George Shirai	assign of mte	100	
2	Aug	3	1945		432	477				Ester Billo & w/ Rhoda		Frank E. Aole, Trustee	G.C.D.	-	
3	Aug	3	1945	4:36	1007	550				Genl. Parker & Son		"	"	-	
4	Aug	19	1945	4:31	1007	551				John D. Clayton		"	"	-	
5	June	29	1945		432	480				Valentina K. Malia		Dan B. Shields	W. D.	100	
6	July	23	1945	4:38	1007	552				Frank E. Aole, Trustee, et al		Alex G. Adamson & w/ Eva June	W. D.	1000	
7	Aug	3	1945	4:39	432	492	apr	4	1947	Alex G. Adamson & w/ Eva June		Union Trust Co.	mte	4700	
8	Sept	8	1945		1010	699				"		"	"	1000	
9	Sept	11	1945	4:13	437	53	Aug	28	1946	"		"	"	1000	
10	Oct	2	1945	4:22	146	203				David H. McGhie & w/ Mary Thel	1	The Equitable Life Assurance Society of the United States	mte	4200	
11	Nov	16	1945	11:41	446	326				Society of the United States	2	David H. McGhie & w/ Mary Thel	mte	Paid	
12	Dec	7	1945	1:48	449	167				David H. McGhie & w/ Mary Thel	1	J. R. Knox & w/ Elsie	W. D.	1000	
13	Mar	8	1946	12:25	void					Elbert G. Adamson & w/ Beatrice L.	1	Marwood M. Stouffer & w/ Elsie M.	W. D.	1000	
14	Mar	8	1946		1031	933				"		"	"	1000	
15	Apr	3	1946		1035	184				Nazel J. Watson		Utah Savings & Trust Co.	mte	2000	
16	Apr	3	1946	12:12	466	218				Roy C. Bothwell & w/ Clara P.		Harold V. Ford & w/ Grace P.	W. D.	1000	
17	Apr	10	1946	9:51	467	322				David H. McGhie & w/ Thel R.	1	The Bothwell Corp.	G.C.D.	1000	
18	June	5	1946		1043	3958				Nazel J. Watson		Utah Savings & Trust Co.	mte	1200	
19	June	6	1946	3:20	478	332				Edwin Doras E. S. Hallock Decd		Ralph A. Sheffield & w/ Cora N.	G.C.D.	1000	
20	July	6	1946	12:06	484	22				Ralph A. Sheffield & w/ Cora N.	1	Richard J. Wootton & w/ Helen V.	G.C.D.	1000	
21	July	2	1946		1047	669				Richard J. Wootton & w/ Helen V.		American Sav & Loan Assn	mte	9900	
22	July	6	1946	12:08	485	25				Roy C. Bothwell & w/ Dorothy H.		Ferry L. Hadlock	W. D.	1000	
23	July	18	1946		1050	481				John Van Der Ende & w/ Cornelia		Richard J. Wootton & w/ Helen V.	W. D.	1000	
24	July	31	1946	9:46	488	78				J. E. Lovelace & w/ Mary J. J.	1	Nick B. Souwall & w/ Helen N.	W. D.	1000	
25	Aug	20	1946		1050	483				Alex G. Adamson & w/ Eva June		Ervin N. Dahl & w/ Ruth B.	W. D.	1000	
26	Aug	3	1946	10:01	488	88				Ervin N. Dahl & w/ Ruth B.		Union Trust Co.	mte	3000	
27	Aug	8	1946	2:52	490	741				Kenneth E. Coombs & w/ Lavern H.		Edward D. McStay & w/ Helen	W. D.	1000	
28	Aug	9	1946		1052	785				Edward D. McStay & w/ Helen		zions Benefit Building Society	mte	5500	
29	Aug	16	1946	3:58	491	359				Union Trust Co.		Alex G. Adamson & w/ Eva June	mte	1000	
30	Aug	16	1946	3:59	491	357				Beneficial Life Ins. Co.		Kenneth E. Coombs & w/ Lavern H.	mte	Paid	
31	Sept	6	1946	4:08	493	196				Murdo J. McIver & w/ Adella M.	1	American Sav & Loan Assn	mte	5800	
32	Sept	6	1946	4:09	493	197				J. R. Knox & w/ Elsie		Murdo J. McIver & w/ Adella M.	W. D.	1000	
33	Sept	12	1946	10:28	496	97				The Equitable Life Assurance Society of the United States	2	David H. McGhie & w/ Mary Thel	mte	Paid	
34	Sept	11	1946		1056	482				Richard J. Wootton & w/ Helen V.	1	American Sav & Loan Assn	mte	11000	
35	Sept	12	1946	1:21	496	173				American Sav & Loan Assn		Richard J. Wootton & w/ Helen V.	mte	Paid	
36	Sept	24	1946		1058	121				Builders Finance Corp		Arthur L. Hiddle & w/ Mayme S.	W. D.	1000	
37	Sept	25	1946	4:05	498	354				Alex G. Adamson & w/ Eva June		Golden Stephen Boster & w/ Ruth B. Dahl	W. D.	1000	
38	Sept	23	1946		1060	763				Ervin N. Dahl, also Ervin H. & J. C. Bothwell & w/ Dorothy H.	1	Ruth B. Dahl, his w/	W. D.	1000	
39	Oct	17	1946	3:23	502	714				Roy C. Bothwell & w/ Clara P.		Bothwell Investment Co	W. D.	1000	
40	Oct	17	1946	3:24	502	715				"		"	"	"	
41	Nov	5	1946	3:01	505	194				Prudential Fed. Sav. & Loan Assn.	1	Robert B. Swanner, unmarried	Release of mte	Paid	
42	Nov	5	1946	3:02	505	195				Alex G. Adamson & w/ Eva June		Wasatch Presbyterian Church	W. D.	1000	
43	Nov	5	1946	3:02	505	195				David H. McGhie & w/ Thel R.		Harry J. Bowman & w/ Golden D.	G.C.D.	1000	
44	Nov	5	1946	3:02	505	195				Harry J. Bowman & w/ Golden D.	1	First Security Trust Co	mte	3500	
45	Nov	5	1946	3:02	505	195				C. A. Chidester & w/ Jessie R.	2	Ellsworth H. Hale & w/ Golden D.	W. D.	1000	
46	Nov	5	1946	3:02	505	195				Ellsworth H. Hale & w/ Golden D.	2	Kansas City Life Ins. Co.	mte	11000	
47	Nov	5	1946	3:02	505	195				Golden Stephen Boster & w/ Rhoda P.	1	Tracy Collins Trust Co.	mte	3500	
48	Nov	5	1946	3:02	505	195				Ephraim L. Saunders & w/ Rhoda P.	1	Lena C. Wootton	W. D.	1000	
49	Nov	5	1946	3:02	505	195				"		"	"	"	
50	Nov	5	1946	3:02	505	195				"		"	"	"	
51	Nov	5	1946	3:02	505	195				"		"	"	"	
52	Nov	5	1946	3:02	505	195				"		"	"	"	
53	Nov	5	1946	3:02	505	195				"		"	"	"	
54	Nov	5	1946	3:02	505	195				"		"	"	"	
55	Nov	5	1946	3:02	505	195				"		"	"	"	
56	Nov	5	1946	3:02	505	195				"		"	"	"	
57	Nov	5	1946	3:02	505	195				"		"	"	"	
58	Nov	5	1946	3:02	505	195				"		"	"	"	
59	Nov	5	1946	3:02	505	195				"		"	"	"	
60	Nov	5	1946	3:02	505	195				"		"	"	"	
61	Nov	5	1946	3:02	505	195				"		"	"	"	
62	Nov	5	1946	3:02	505	195				"		"	"	"	
63	Nov	5	1946	3:02	505	195				"		"	"	"	
64	Nov	5	1946	3:02	505	195				"		"	"	"	
65	Nov	5	1946	3:02	505	195				"		"	"	"	
66	Nov	5	1946	3:02	505	195				"		"	"	"	
67	Nov	5	1946	3:02	505	195				"		"	"	"	
68	Nov	5	1946	3:02	505	195				"		"	"	"	
69	Nov	5	1946	3:02	505	195				"		"	"	"	
70	Nov	5	1946	3:02	505	195				"		"	"	"	
71	Nov	5	1946	3:02	505	195				"		"	"	"	
72	Nov	5	1946	3:02	505	195				"		"	"	"	
73	Nov	5	1946	3:02	505	195				"		"	"	"	
74	Nov	5	1946	3:02	505	195				"		"	"	"	
75	Nov	5	1946	3:02	505	195				"		"	"	"	
76	Nov	5	1946	3:02	505	195				"		"	"	"	
77	Nov	5	1946	3:02	505	195				"		"	"	"	
78	Nov	5	1946	3:02	505	195				"		"	"	"	
79	Nov	5	1946	3:02	505	195				"		"	"	"	
80	Nov	5	1946	3:02	505	195				"		"	"	"	
81	Nov	5	1946	3:02	505	195				"		"	"	"	
82	Nov	5	1946	3:02	505	195				"		"	"	"	
83	Nov	5	1946	3:02	505	195				"		"	"	"	
84	Nov	5	1946	3:02	505	195				"		"	"	"	
85	Nov	5	1946	3:02	505	195				"		"	"	"	
86	Nov	5	1946	3:02	505	195				"		"	"	"	
87	Nov	5	1946	3:02	505	195				"		"	"	"	
88	Nov	5	1946	3:02	505	195				"		"	"	"	
89	Nov	5	1946	3:02	505	195				"		"	"	"	
90	Nov	5	1946	3:02	505	195				"		"	"	"	
91	Nov	5	1946	3:02	505	195				"		"	"	"	
92	Nov	5	1946	3:02	505	195				"		"	"	"	
93	Nov	5	1946	3:02	505	195				"		"	"	"	
94	Nov	5	1946	3:02	505	195				"		"	"	"	
95	Nov	5	1946	3:02	505	195				"		"	"	"	
96	Nov	5	1946	3:02	505	195				"		"	"	"	
97	Nov	5	1946	3:02	505	195				"		"	"	"	
98	Nov	5	1946	3:02	505	195				"		"	"	"	
99	Nov	5	1946	3:02	505	195				"		"	"	"	
100	Nov	5	1946	3:02	505	195				"		"	"	"	

LOTS

DESCRIPTION

Line No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Same Description as Line	DESCRIPTION
1									8									Assign mte in Bk 102 of mte pg 423. Given to correct assign in Bk 67 pg 291
2									8									All Lot 8 - for purpose of clearing title.
3									8									All int in Lot 8 for purpose of clearing title.
4									8									Lot 8
5									8									4 - Duty to R.O.W for which see record. Execution on behalf of John May Harrington pursuant to body,
6									8									4 - " " " " " "
7									8									Made on May 23, 1945 final estate.
8									9									Comm 342 ft N of S E cor lot 8 Bk 12 Sec 16, T 10 S W 150 ft S 70 ft E 150 ft to beg. Beg 889° 31' E 50 ft S 0° 28' W 169 ft fr NW cor of Lot 9 Bk 12 Sec 16, 889° 31' E 113 ft S 0° 28' W 38 ft N 89° 31' W 113 ft N 0° 28' E 38 ft to beg. Log w/ row. See record.
9									9									Releases mte in Bk 389 pg 620
10									9									Subj to gentax after Dec 31-1945 Subj to mte w/a bal of \$4183.68
11									9									Comm 122.07 ft S 67.74 ft W of NE cor of Lot 12, Bk 12 Sec 16, W 57.17 ft N 122.07 ft E 57.17 ft S 122.07 ft to beg. Subj to mte in Bk 352 pg 453.
12									6									Beg 80° 28' W 90.8 ft S 89° 31' E 50 ft fr NW cor of Lot 6 Bk 12 Sec 16, 80° 28' W 40 ft S 89° 31' E 113 ft N 0° 28' E 40 ft S 89° 31' W 113 ft to beg. Log w/ row. See record.
13									9									Comm on E line of 16th E St. 175 ft S 50 ft E fr NW cor of S 1/2 of Lot 9 Bk 12 Sec 16, S 45.3 ft E 113 ft N 45.3 ft W 113 ft to beg. Log w/ row 12 ft wide on E. Subj to 1946 taxes.
14									9									S 1/2 of Lot 9 Bk 12 Sec 16, Beg 80° 28' W 108.5 ft S 89° 31' E 50 ft fr NW cor lot 6 Bk 12 Sec 16, 80° 28' W 40 ft S 89° 31' E 113 ft N 0° 28' E 40 ft S 89° 31' W 113 ft to beg. Log w/ row over Beg 80° 28' W 62.8 ft S 89° 31' E 163 ft fr NW cor of Lot 6, April 30, 1934.
15									6									Adm by deed April 30, 1934.
16									67									Beg 889° 31' E 70 ft fr SW cor of Lot 13 Bk 1 University Heights 2nd add. (ad SW cor of Lot 13 is S 0° 28' W 62.8 ft S 89° 31' E 75 ft fr NW cor of Lot 6 Bk 12 Sec 16) 89° 31' E 200 ft along S line of ad add. 80° 28' W 58.16 ft S 78° 40' W 304.32 ft N 0° 28' E 600 ft to pt of beg. Log w/ row. See record.
17									67									Comm on E line of 16th East St. 150 ft S 50 ft E fr NW cor of S 1/2 Lot 9 th S 45 ft E 113 ft N 45 ft W 113 ft to beg. Plus 12 ft R of W at rear. Subj to taxes for 1946.
18									9									Log with Row. See record.
19									67									Comm 80° 28' W 88.5 ft S 89° 31' E 50 ft fr NW cor of Lot 6, Bk 12 Sec 16, 80° 28' W 40 ft S 89° 31' E 113 ft N 0° 28' E 40 ft S 89° 31' W 113 ft to beg. Log w/ row. See record.
20									6									Comm 352 ft N of S E cor of Lot 8 Bk 12 Sec 16, 89° 31' E 50 ft S 0° 28' W 113 ft to beg. Log w/ row. See record.
21									8									330 ft ± to W line of ad add. Subj to W line of Lot 8, ad add of 80 ft S 330 ft ± to beg.
22									8									22 Comm 80° 28' W 74.8 ft S 89° 31' E 50 ft fr NW cor of Lot 6, Bk 12 Sec 16, 80° 28' W 40 ft S 89° 31' E 113 ft N 0° 28' E 40 ft S 89° 31' W 113 ft to beg. Log w/ row. See record.
23									6									24 Known as # 1569. S 16th E
24									8									Beg 262 ft N of S E cor of Lot 8 Bk 12 Sec 16, 89° 31' E 330 ft ± to W line of ad add. 89° 31' E 330 ft ± to pt of beg. ad add of 308.6 ft ± to N line of Lot 8, E 330 ft ± to pt of beg. Subj to all taxes & liens after 1935.
25									6									also ad add line 318.6 ft ± to beg. Partial Rel of mte in Bk 432 pg 482.
26									9									Releases mte in Bk 365 pg 547
27									8									
28									9									
29									9									Comm 889° 31' E 50 ft S 0° 28' W 169 ft fr NW cor of Lot 9, Bk 12 Sec 16, 889° 31' E 113 ft S 0° 28' W 38 ft N 89° 31' W 113 ft N 0° 28' E 38 ft to beg. Log w/ row. See record.
30									9									Releases mte in Bk 440 pg 253
31									67									
32									67									
33									9									Releases mte in Bk 484 pg 254 1047670
34									8									Comm 889° 31' E 50 ft S 0° 28' W 169 ft fr NW cor of Lot 9 Bk 12 Sec 16, 889° 31' E 113 ft S 0° 28' W 38.2 ft N 89° 31' W 113 ft N 0° 28' E 38.2 ft to beg. Subj to all taxes & liens after 1935.
35									8									Comm. at SW cor of Lot 8, Bk 12 Sec 16, E 229.5 ft N 76° 10' E 103.8 ft to E line of ad add 8, N 100 ft W 330 ft ± to W line of Lot 8, S 125 ft to beg.
36									8									Comm. 332 ft N of S E cor of Lot 8, Bk 12, th Nly alg E line of ad Lot 8, a dist. of 80 ft W 330 ft ± to W line of ad Lot 8, th Sly alg W line of ad Lot 8, a dist. of 80 ft E 330 ft ± to pt of beg.
37									9									Comm on E line of 16th E St. 180 ft S 50 ft E fr NW cor of S 1/2 of Lot 9, Bk 12, Sec 16 S 50 ft E 113 ft N 50 ft W 113 ft to beg. Log. w/ row over a 12 ft strip of ground immediately E of above descr. prop. run S to 17th St Street. Subj to Real Est. Cont. to W. W. Jordan. Duty to mte in favor of Fund. Fed. Sav. & Loan Assn. Subj to all apes assess. & gen taxes.
38									9									Releases mte rec in Bk 258 Pg 315-16
39									8									Comm at a pt 125 ft N of SW cor. of Lot 8, Bk 12, Sec 16, N 137 ft E 330 ft ± to E line of Lot 8, S 157 ft alg ad E line W 330 ft ± to beg.
40									9									Beg 889° 31' E 50 ft S 0° 28' W 169 ft fr NW cor of Lot 9, Bk 12, Sec 16, 80° 28' W 41.2 ft S 89° 31' E 113 ft N 0° 28' E 41.2 ft N 89° 31' W 113 ft to beg. Log. w/ row. See rec.
41									9									
42									40									Beg 80° 12' 32" E 280 ft fr S W cor of Lot 33, El Rey Park, run th S 0° 12' 32" E 76.82 ft th around a curve to left hav. radius of 30 ft a dist. of 46.92 ft S 89° 49' 10" E 39.25 ft th N 0° 12' 23" W 106.62 ft N 89° 49' 10" W 69 ft to beg.
43									42									Comm. at SW cor of Lot 8, Bk 12, Sec 16, E 229.5 ft N 76° 10' E 103.8 ft to E line of Lot 8 N 100 ft W 330 ft ± to W line of Lot 8, S 125 ft to beg.
44									8									Comm at S E cor of Lot 1, Bk 1 University Heights 2nd add. being a subd. of pt of Lot Bk 16, Sec 16, 18 16, th N 32 ft E 259 ft S 232.15 ft S 25° 52' 54" W 152.28 ft S 45° ± to a pt due E of beg. W 110 ft ± to beg. Other Prop.
45									67									" over

9. 1695 S Property Deeds (1938 – 1961)

SALT LAKE COUNTY ABSTRACTS

D-32

Continued from Page 34 - This Book

LINE	DATE OF INST. AND DATE OF FILING	ENTRY NO. AND BOOK PAGE	RELEASED ON MARGIN	GRANTORS	WITNESS	GRANTEES	KIND OF INSTRUMENT	CONSIDERATION
1	May 2 1938 July 5 1938 11:29	837714 #223, 251	953 230 June 11 1943	John M. McMurrian & Beanie		Tracy Loan & Trust Co.	Mtge.	1600 ⁰⁰
2	Jan. 11 1937	"	"	"	"	"	"	"
3	Apr. 7 1937	2-0 78	190 93 May 13 1937	Granite State Corp. & J.C. of L.S.	"	Salt Lake County	Tax Sale	71 ⁰⁰
4	Jan. 11 1937	"	"	"	"	"	"	"
5	Apr. 7 1937	2-0 3	June 11 1937	John & Cornelia Van Der Ende	"	Salt Lake County	Tax Sale	67 ⁰⁰
6	Sept. 12 1938 3:15	#241, 840 #222, 267	"	Builders Finance Corp.	"	Harry & Bowman & Golda D.	"	10 ⁰⁰
7	Sept. 12 1938 3:16	#241, 841 #241, 840	1093 309 Aug 29 1947	Harry & Bowman & Golda D.	"	First Security Trust Co.	Mtge.	3800 ⁰⁰
8	Sept. 12 1938 3:16	#241, 840	"	Harry & Bowman & Golda D.	"	First Security Trust Co.	Mtge.	3800 ⁰⁰
9	Sept. 14 1938	#242, 640	"	The Bothwell Corp.	"	Charlotte L. Swaner	H.O.	10 ⁰⁰
10	Sept. 29 1938 3:31	#230 - 82	"	Charlotte L. Swaner	"	Ketchum Builders Supply Co.	H.O.	10 ⁰⁰
11	Sept. 29 1938 3:31	#230 - 82	"	Charlotte L. Swaner	"	Ketchum Builders Supply Co.	H.O.	10 ⁰⁰
12	Oct. 5 1938	#44 567	"	"	"	"	"	"
13	Oct. 26 1938 4:47	#244, 366	"	Ellen Patton, single man	"	Frank E. Dole, trustee	H.O.	100 ⁰⁰
14	Oct. 26 1938 4:48	#244, 368	"	Geo. Shirai, unmarried	"	Frank E. Dole, trustee	H.O.	670 ⁰⁰
15	Nov. 2 1938 2:06	#244, 369	"	Charlotte L. Swaner	"	Robert B. Swaner	H.O.	10 ⁰⁰
16	"	"	"	"	"	"	"	"
17	Nov. 15 1938	#45 776	"	Charlotte L. Swaner	"	Robert B. Swaner	H.O.	10 ⁰⁰
18	Nov. 16 1938	#45 777	"	Robert B. Swaner, (single man)	"	Union Mortgage Co.	Mtge.	3100 ⁰⁰
19	Nov. 16 1938	#45 778	"	Robert B. Swaner, (single man)	"	Union Mortgage Co.	Mtge.	3100 ⁰⁰
20	Nov. 23 1938 1:56	#222, 377	"	Charlotte L. Swaner	"	Charlotte L. Swaner	H.O.	10 ⁰⁰
21	Nov. 23 1938 1:59	#222, 378	"	Charlotte L. Swaner	"	Charlotte L. Swaner	H.O.	10 ⁰⁰
22	Dec. 12 1938	#48 378	"	Ellen Patton (unmarried)	"	Lester Bills	H.O.	10 ⁰⁰
23	Jan. 21 1939 10:34	#244, 379	"	Walker Bank & Trust Co.	"	Builders Finance Corp.	Mtge.	10 ⁰⁰
24	Dec. 31 1938 9:00	#244, 380	"	Salt Lake County, by Co. Clerk	"	E.L. Saunders	H.O.	10 ⁰⁰
25	Feb. 21 1939 9:20	#244, 381	"	Salt Lake County, by Co. Clerk	"	Granite State Corp. Church of J.C. of L.S.	H.O.	10 ⁰⁰
26	Apr. 17 1939 12:32	#244, 382	"	Granite State Corp. Church of J.C. of L.S.	"	Bothwell Investments Co.	H.O.	10 ⁰⁰
27	Mar. 18 1939 9:00	#244, 383	"	Ed. D. Smith & Sons By Co. and	"	Salt Lake County	H.O.	10 ⁰⁰
28	June 14 1939 4:55	#244, 384	"	Robert B. Swaner and	"	A. J. Dean	H.O.	10 ⁰⁰
29	Nov. 7 1939 10:10	#244, 385	"	Charlotte L. Swaner	"	Utah Oil Refining Co.	H.O.	10 ⁰⁰
30	"	"	"	"	"	"	"	"
31	Nov. 20 1939	#244, 386	"	Robert B. Swaner single	"	E.B. Bothwell	H.O.	10 ⁰⁰
32	Apr. 15 1938	2-P 45	28608 Nov 28 1938	Amel J. Livingston Wilton By Co. Texas	"	Salt Lake County	Tax Sale	12 ⁰⁰
33	Apr. 15 1938	2-P 45	24098 May 13 1938	John & Cornelia Van Der Ende	"	"	"	31 ⁰⁰
34	Dec. 12 1939 3:00	#246, 101	"	Harry S. Bowman & Golda D.	"	Dec. E. Anderson & wif Chelita	H.O.	10 ⁰⁰
35	Nov. 22 1939	#246, 102	"	Equitable Life Assurance Society	"	J.E. Lovelace & wif Mary E.	Mtge.	10 ⁰⁰
36	Jan. 12 1940 3:29	#246, 103	"	Harry S. Bowman & Golda D.	"	Ch. E. & wif Rose E. Schwartz	H.O.	10 ⁰⁰
37	Jan. 7 1940	#246, 104	"	John & Cornelia Van Der Ende	"	W. M. Long & Co.	Mtge.	500 ⁰⁰
38	Jan. 10 1937	"	"	John & Cornelia Van Der Ende By Co. Texas	"	Salt Lake County	Tax Sale	7.37
39	Apr. 27 1939	"	"	Joseph & Eliza C. Nelson	"	"	"	68 ⁰⁰
40	Mar. 16 1940 10:51	#246, 105	"	Salt Lake County By Co. Clerk	"	June Darby	Tax Sale	58 ⁰⁰
41	July 2 1940 9:29	#246, 106	"	A. J. Dean	"	The Bothwell Investments Co.	H.O.	10 ⁰⁰
42	Oct. 26 1940 11:21	#246, 107	"	Ch. Taylor Burton & wif Hilda N.	"	James X. Booth & wif LaVerne O.	H.O.	10 ⁰⁰
43	"	"	"	"	"	"	"	"
44	Oct. 26 1940 11:22	#246, 108	"	James X. Booth & wif LaVerne O.	"	Home Beneficial Building Society	Mtge.	2000 ⁰⁰
45	"	"	"	"	"	"	"	"

LINE	ALL OR PART	GOV'T LOT	SAME DESCRIP'N AS LINE	DESCRIPTION
1	Pl.	6		Comm at pt. S. 20° 25' W. 628.5 ft. S. 89° 31' E. 50 ft. to N.W. cor. of lot 6 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 7 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 8 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 9 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 10 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 11 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 12 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 13 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 14 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 15 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 16 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 17 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 18 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 19 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 20 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 21 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 22 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 23 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 24 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 25 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 26 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 27 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 28 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 29 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 30 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 31 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 32 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 33 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 34 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 35 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 36 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 37 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 38 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 39 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 40 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 41 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 42 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 43 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 44 Blk 12 sec 16. S. 0° 38' W. 40 ft. 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S. 89° 31' E. 113 ft. to beg. of lot 136 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 137 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 138 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 139 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 140 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 141 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 142 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 143 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 144 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 145 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 146 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 147 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 148 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 149 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 150 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 151 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 152 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 153 Blk 12 sec 16. S. 0° 38' W. 40 ft. S. 89° 31' E. 113 ft. to beg. of lot 154 Blk 1

Recorded at Request of

TRUST LOAN & TRUST CO

APR 9 1962

Book 268 Page 234-5 Ref: D42-30-1175

[CORPORATE FORM]

Ketchum Builders Supply Company

, a corporation

organized and existing under the laws of the State of Utah, with its principal office at

Salt Lake City, of County of Salt Lake, State of Utah,

grantor, hereby **CONVEYS AND WARRANTS** to Peter Holz and La Von Holz, his wife as joint tenants at the common law, with full right of survivorship, and not as tenants in common.

grantee s

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of

Ten & No/100 -(\$10.00) -Dollars, and other good adequate, and valuable ~~DOLLARS~~,
consideration, the receipt of which is hereby acknowledged,
the following described tract of land in Salt Lake County

State of Utah:

Commencing at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet more or less East of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman Jr. Survey, of Section 16, Township 1 South Range 1 East, Salt Lake Meridian and running thence South 50 feet to the South Line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

Together with a right of way over the following described land, to-wit: Commencing at a point 163 feet East of the North-west corner of Said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South St.; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Subject to general taxes after the year 1940.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 4th day of April, A. D. 19 41

Attest:

H. M. Peterson
Secretary.

[CORPORATE DEAL]

KETCHUM BUILDERS SUPPLY COMPANY
By Ketchum President

977600

Recorded at Request of

at 4:15 P.M. 1.90

Cornelia S. Lund, Recorder, Salt Lake County, Utah

By

B. J. 386

Page

246-

D 42-30-28

ADMINISTRATOR'S DEED

THIS CONVEYANCE made and entered into this 10th day of June, 1944, by and between CLARENCE EARL JOHNSTON, Administrator of the Estate of Bianca J. Johnston, deceased, party of the first part, and DAVID H. MCGHIE of Salt Lake City, Utah, party of the second part, WITNESSETH:

THAT WHEREAS, there is no money or personal property belonging to the estate of said deceased, and no money with which to pay the debts, charges, costs and expenses of administration, and the only estate left by said deceased, being the interest hereinafter described in and to the real property hereinafter described; and

WHEREAS, said party of the first part deeming it necessary in order to secure funds with which to pay the debts, charges, costs and expenses of administration and in order to close the estate of said deceased, sold, at private sale, judging it most beneficial for said estate, subject to confirmation by the Third Judicial District Court in and for Salt Lake County, Utah, all the right, title, claim, and interest of the said Bianca J. Johnston, deceased, and of her said estate in and to the real property hereinafter mentioned and described, for the sum of \$125.00 to said party of the second part, he being the highest and best bidder and the said sum bid being the highest and best sum bid; and

WHEREAS, the said Third Judicial District Court did on the 7th day of June, 1944, make an Order confirming said sale and directing conveyance to be made, executed and delivered to said party of the second part, which said Order of confirmation is now on file in the office of the Clerk of said Court and is hereby referred to and made a part hereof, and a certified copy of which said Order of Confirmation was recorded in the office of the County Recorder of Salt Lake County, Utah, where said land sold is situated on the 9th day of June, 1944, as Entry No. 977424.

NOW, THEREFORE, the said CLARENCE EARL JOHNSTON, administrator of the estate of Bianca J. Johnston, deceased, as aforesaid, party of the first part, pursuant to said Order of the Third Judicial District Court in and for Salt Lake County, Utah, and for and in consideration of the sum of \$125.00, lawful money of the United States to him in hand paid by said party of the second part, receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey to the party of the second part, his heirs and assigns forever, all of the right, title, claim, interest and estate of the said Bianca J. Johnston, deceased, at the time of her death, and all of the right, title, claim and interest which her estate, by operation of law or otherwise may have acquired other than or in addition to that of said decedent at the time of her death, in and to that certain tract of land situate in Salt Lake County, State of Utah, and described as follows to wit:

All of lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, said interest being the statutory inchoate interest of said deceased, Bianca J. Johnston, as the surviving wife of James Johnston, deceased, subject to the adverse claims of the parties in possession, and their predecessors in interest since August 13, 1904, and together with the tenements, hereditaments and appurtenances in any way belonging or appertaining to the same.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises and any interest of said deceased and her estate therein unto the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part, as administrator of the estate of Bianca J. Johnston, deceased, has hereunto set his hand and executed this deed the day and year first above written.

Clarence Earl Johnston
Administrator of the estate of
Bianca J. Johnston, deceased.

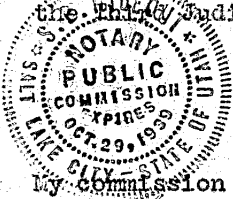
Signed in the presence of:

John



STATE OF UTAH)
COUNTY OF SALT LAKE) SS.

On this 10th day of June, 1944, personally appeared before me CLARENCE EARL JOHNSTON who being by me first duly sworn did say that he is the duly appointed, qualified and acting administrator of the estate of Bianca J. Johnston, deceased, and the said Clarence Earl Johnston duly acknowledged to me that he signed and executed the foregoing instrument as administrator of the estate of said Bianca J. Johnston, deceased, pursuant to an Order of the United States Judicial District in and for Salt Lake County, Utah.



My commission expires:

10/29/47

Notary Public
Residing at Salt Lake City, Utah

33

(Space for Recordation)

985981

Recorded at Request of TRACY-COLLINS TRUST CO. OCT 6 1944
 at 2:32 PM Fee paid \$.90 Cornelia S. Lund, Recorder S. L. County, Utah
 By F. C. Hamway Dep. Book 100 Page 215 Ref. D 42-30-55

WARRANTY DEED

PETER HOLZ and LAVON HOLZ, his wife, Grantor,
 of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to HAROLD VIVIAN FORD and GRACE PROBST FORD, his wife,
 as joint tenants and not as tenants in common, with full rights of survivorship,
 Grantee,
 of Salt Lake City, Utah for the sum of
TEN DOLLARS and other good and valuable consideration **DOLLARS**
 the following described tract of land in Salt Lake County, State of Utah:



BEGINNING at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet, more or less, East of the Northwest corner of the South half of Lot 9, Block 12, P.M. Lynn Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base & Meridian and running thence South 50 feet to South line of said Lot 9, thence East 113 feet; thence North 50 feet; thence West 113 feet, to the place of beginning.
CONTINUE with a right of way over: Beginning 163 feet East of the Northwest corner of said South half of Lot 9, thence South 390.3 feet, more or less to North line of 17th South Street; thence East 12 feet; thence North 390.3 feet; thence West 12 feet to the place of beginning.

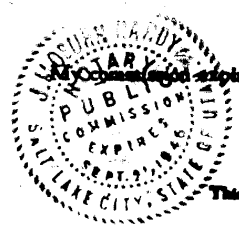


WITNESS the hands of said Grantors, this 3rd day of October, A. D. one thousand nine hundred and forty-four.

Signed in the presence of
Peter Holz
Lavon Holz

STATE OF UTAH,
 County of Salt Lake ss.

On the 5th day of October, A. D. 1944,
 personally appeared before me PETER HOLZ and LAVON HOLZ, his wife,
 the signers of the within instrument, who duly acknowledged to me that they executed the same.



F. C. Hamway Notary Public.
 My residence is Salt Lake City, Utah

LINE	DATE OF INST. AND DATE OF FILING				ENTRY NO. AND		RELEASED ON MARGIN		
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Blk 12

LINE NO.	ALL OR PART	SAME DESCRIPTION AS LINE	DESCRIPTION
1	P _N	1 2 3 4 5 6 7 8 9	Comm on E line of 16 th E. Sec 16, 100 ft to 50 ft E of NW cor of Sec 1/2 of Lot 9 Blk 12, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
2	"		Comm at a pt 163 ft E of NW cor of ad Sec 1/2 of Lot 9, Sec 16, E 12 ft N 290.3 ft to N line of 17 th E. Sec 16, E 12 ft N 290.3 ft to a pt 12 ft E of beg. W 12 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
3	"		Comm on E line of 16 th E. Sec 16, 100 ft to 50 ft E of NW cor of Sec 1/2 of Lot 9 Blk 12, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
4	"		Subj to a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
5	"		Comm at a pt on E line of 16 th E. Sec 16, 100 ft to 50 ft E of NW cor of Sec 1/2 of Lot 9 Blk 12, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
6	"		Comm at a pt 163 ft E of NW cor of ad Sec 1/2 of Lot 9 Blk 12, Sec 16, E 12 ft N 290.3 ft to N line of 17 th E. Sec 16, E 12 ft N 290.3 ft to a pt 12 ft E of beg. W 12 ft to beg.
7	"		Release of mtdgs in Bk 154 pg 63.
8	"	6	Comm at a pt 80°28' W 703.5 ft S 89°31' E 50 ft to NW cor of Lot 6, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
9	"		Comm at a pt 80°28' W 703.5 ft S 89°31' E 50 ft to NW cor of Lot 6, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
10	"	6	Release of mtdgs in Bk 147 pg 63.
11	"	9	Comm at a pt on E line of 16 th E. Sec 16, 100 ft to 50 ft E of NW cor of Sec 1/2 of Lot 9 Blk 12, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
12	"		Comm at a pt 163 ft E of NW cor of ad Sec 1/2 of Lot 9 Blk 12, Sec 16, E 12 ft N 290.3 ft to N line of 17 th E. Sec 16, E 12 ft N 290.3 ft to a pt 12 ft E of beg. W 12 ft to beg.
13	"	9	11-12 To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
14	"	9	Comm at a pt on E line of 16 th E. Sec 16, 100 ft to 50 ft E of NW cor of Sec 1/2 of Lot 9 Blk 12, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
15	"	6 7	Extension agreement of mtdgs in Bk 232 pg 238 for a term of 3 years to Feb 1, 1944.
16	"	9	Comm at a pt on E line of 16 th E. Sec 16, 100 ft to 50 ft E of NW cor of Sec 1/2 of Lot 9 Blk 12, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
17	"		Comm at a pt 163 ft E of NW cor of ad Sec 1/2 of Lot 9 Blk 12, Sec 16, E 12 ft N 290.3 ft to N line of 17 th E. Sec 16, E 12 ft N 290.3 ft to a pt 12 ft E of beg. W 12 ft to beg.
18	"	9	Applns attached contract dated Oct 14, 1940 attached.
19	"	6	Comm at a pt 80°28' W 703.5 ft S 89°31' E 50 ft to NW cor of Lot 6, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
20	"		Comm at a pt 80°28' W 703.5 ft S 89°31' E 50 ft to NW cor of Lot 6, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
21	"	9	Comm at a pt on E line of 16 th E. Sec 16, 100 ft to 50 ft E of NW cor of Sec 1/2 of Lot 9 Blk 12, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
22	"	9	Comm at a pt on E line of 16 th E. Sec 16, 100 ft to 50 ft E of NW cor of Sec 1/2 of Lot 9 Blk 12, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
23	"	6	Comm at a pt 80°28' W 703.5 ft S 89°31' E 50 ft to NW cor of Lot 6, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
24	"		Comm at a pt 80°28' W 703.5 ft S 89°31' E 50 ft to NW cor of Lot 6, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
25	"	6	23-24 Release mtdgs in Bk 154 pg 162.
26	"	6 7	Release mtdgs in Bk 154 pg 162.
27	All	9	Lot 9 Blk 12 Sec 16.
28	"	9	All Lot 9 Blk 12 Sec 16. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
29	pt	9	Comm at a pt 80°28' W 703.5 ft S 89°31' E 50 ft to NW cor of Lot 6, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
30	"		Comm at a pt 80°28' W 703.5 ft S 89°31' E 50 ft to NW cor of Lot 6, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
31	"	9	29-30 Comm at a pt 80°28' W 703.5 ft S 89°31' E 50 ft to NW cor of Lot 6, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
32	"	9	29-30 Comm at a pt 80°28' W 703.5 ft S 89°31' E 50 ft to NW cor of Lot 6, Sec 16, E 113 ft N 50 ft W 113 ft to beg. To cut a R of W over a 12 ft strip of ground immediately E of above desc prop. Sec 16 to 17 th E. Subj to all gov. laws.
33	"	9	Comm at a pt on E line of 16 th E. Sec 16, 100 ft to 50 ft E of NW cor of Sec 1/2 of Lot 9 Blk 12, Sec 16, E 113 ft N 50 ft W 113 ft to

985980

(Space for Recordation)

TRACY-COLLINS TRUST CO.

OCT 6 1944

Recorded at Recorder's Office

at 2:31 p.m. (Recorded)

Corkelia S. Lund, Recorder S. E. County, Utah

By F. E. Himmelfarb Notary

Book 400 Page 214 Ref: D42-30-23 3/4

Quit-Claim Deed

DAVID H. MC GHIE AND THERAL M. MC GHIE, his wife

Grantor, s

of SALT LAKE

County of SALT LAKE

State of Utah, hereby

QUIT CLAIM to PETER HOLZ AND LA VON HOLZ, his wife, his wife, as joint tenants,
not as tenants in common, with full rights of survivorship.

Grantee, s

of Salt Lake City, Utah

for the sum of

ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION. DOLLARS

the following described tract of land in

Salt Lake

County, State of Utah:



BEGINNING at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet, more or less, East of the Northwest corner of the South half of Lot 9, Block 12, F. M. Lyman Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base & Meridian and running thence South 50 feet to South line of said Lot 9, thence East 113 feet; thence North 50 feet; thence West 113 feet, to the place of beginning.

TOGETHER with a right of way over: Beginning 163 feet East of the Northwest corner of said South half of Lot 9, thence South 290.3 feet, more or less to North line of 17th South Street; thence East 12 feet; thence North 290.3 feet; thence West 12 feet to the place of beginning.

WITNESS the hands of said Grantors, this

3rd

day of

October

A. D. one thousand nine hundred and forty-four

Signed in the presence of

[Signature]

David H. Mc Ghie
Theral M. Mc Ghie

STATE OF UTAH.

County of Salt Lake

ss.

On the

day of

October

A. D. 19 44.

personally appeared before me DAVID H. MC GHIE and THERAL M. MC GHIE, his wife

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



My commission expires 10/29/47

My residence is

Salt Lake City, Ut.

Notary Public.

977124

Recorded at Request of

Hurd & Hurd

JUN 9 1944

at 2:47 P M Fee paid \$ 1.90

Cornelia S. Lund, Recorder S. L. County, Utah

By

J. E. J. [Signature]

Dep.

Book 386 Page 34-

Ret. D42-30-27

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT, PROBATE DIVISION, IN AND FOR SALT LAKE COUNTY, STATE OF UTAH

IN THE MATTER OF THE ESTATE

OF

BIANCA J. JOHNSTON,

Deceased.

ORDER CONFIRMING SALE

OF

REAL ESTATE

No. 25771

Said matter coming on regularly for hearing before the Court this 7th day of June, 1944, upon the verified petition of Clarence Earl Johnston, Administrator of the estate of Bianca J. Johnston, deceased, praying for an order of this Court approving, ratifying and confirming the sale of real property hereinafter mentioned and described, and it appearing to the Court that due and legal notice of the hearing of this petition has been given according to law and the order of this court, and the Court having heard the evidence and being fully advised in the premises;

And it appearing to the Court that there is no money or personal property belonging to the estate of said deceased, and that the only property which has come to the knowledge or attention of said administrator is an undivided one-third interest in and to the following described real property situate in Salt Lake County, State of Utah, to wit:

All of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian;

said interest being the statutory inchoate interest of said deceased, Bianca J. Johnston, as the surviving wife of James F. Johnston, deceased, subject to the adverse claims of parties in possession and their predecessors in interest since August 13th, 1904;

And it further appearing to the Court that there are no outstanding debts against said decedent and that no family allowance

104
has been made or will be made and that it is necessary and proper in order to obtain funds with which to pay the debts, charges and expenses of administration to sell the interest of said deceased in and to said real property;

And it further appearing to the Court that said Administrator sold all of the above mentioned and described right, title, claim and interest of said deceased and of her estate in and to said above described real property for the sum of \$125.00 to one DAVID H. MCGHIE, ten per cent of said sale price being paid at the time of sale and the balance to be paid on confirmation of sale by this Court;

And it further appearing to the Court that the interest of said deceased and her estate in and to said real property has been appraised within one year of the time of sale and that said sale price is more than 90% of the appraised value and that said sum is the highest and best sum obtainable; that said sale was legally made and fairly conducted and that the price obtained at said sale is not disproportionate to the value of the property sold and that a sum exceeding said bid at least 10%, exclusive of the expenses of a new sale, can not be obtained, and no person or persons objecting thereto or offering a higher price, and that all of the allegations of said return of sale and petition for confirmation of sale are true,

IT IS NOW, THEREFORE, ORDERED, ADJUDGED AND DECREED that the aforesaid sale to DAVID H. MCGHIE is hereby ratified, approved and confirmed and declared valid, and upon payment to the Administrator of the balance of said sale price, said administrator shall be and he is hereby authorized, empowered and directed to make, execute and deliver to said purchaser a good and sufficient conveyance of all the right, title, claim and interest of the said Bianca J. Johnston, deceased, and of her estate in and to the real property hereinbefore mentioned and described.

DONE IN OPEN COURT This 7th day of June, 1944.

C. E. Henderson
J U D G E

1302295

WARRANTY DEED.

HAROLD V. FORD and GRACE P. FORD, his wife, GRANTORS,
of Salt Lake City, Salt Lake County, State of Utah, hereby convey
and warrant to SALT LAKE CITY, a municipal corporation of the State
of Utah, GRANTEE, for the sum of One and 00/100 (\$1.00) Dollar and
other good and valuable consideration, receipt of which is hereby
acknowledged, the following described property situated in Salt
Lake County, State of Utah, to-wit:

Beginning at a point in the present north line of 17th
South Street 50.0 ft. East of the southwest corner of Lot 9,
Block 12, F. M. Lyman Jr.'s Survey of Section 16, T. 1 S.,
R. 1 E., S. L. B. & M., also being in Block 12, 5 Acre Plat
"C", Big Field Survey; running thence S. 89° 46' 44" E. 125.0
ft. along the south line of said Lot 9; thence North 3.93 ft.,
thence S. 89° 59' 39" W. 125.0 ft. more or less to the east
line of 16th East Street, thence south 3.44 ft. to point
of beginning.

WITNESS the hands of said Grantors this 10 day of

July, A. D. 1951.

Grace P. Ford
Grace P. Ford

STATE OF UTAH)
COUNTY OF SALT LAKE) SS.

On the 1st day of October, A. D. 1952, personally ap-
peared before me HAROLD V. FORD and GRACE P. FORD, his wife, the
signers of the above instrument, who duly acknowledged to me that
they executed the same.

Elaine M. DeBray
Notary Public, residing at
Salt Lake City, Utah.

Recorded OCT 3 1952 at 12:38 p.
Request of Salt Lake City
For Elaine M. DeBray
Notary Public, Salt Lake County, Utah
\$ 0.00 by Elaine M. DeBray Deputy
Index 758 No. 80 Reg.



10.1655 S and 1695 S on the Same Deed (1961 to 2021)

1764519

BOOK 1784 PAGE 385

MAR 2 1961

Recorded at Request of WESTERN SAVINGS & LOAN CO.

at 11:45 A.M. Fee Paid \$ 2.76 NEILLIE M. JACK, Recorder Salt Lake County, Utah

By 7 Anselmo Dep. Book Page Ref.:

Mail tax notice to Western Savings & Loan Co. Address 45 East First South, Salt Lake City, Utah

WARRANTY DEED

HAROLD VIVIAN FORD, also known as HAROLD V. FORD and GRACE PROBST FORD grantors
also known as GRACE P. FORD, his wife
of Salt Lake County of Salt Lake State of Utah, hereby

CONVEY and WARRANT to JOHN PROCTOR and MARY ANN PROCTOR, husband and wife,
as joint tenants and not as tenants in common, with full rights of survivorship
grantees

of Salt Lake County of Salt Lake State of Utah

for the sum of TEN AND NO/100 (\$10.00) - - - - - DOLLARS,

the following described tract of land in Salt Lake County,

State of Utah, to-wit: Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning. Together with a Right of Way 12 feet wide adjoining said property on the East.

ALSO: Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East more or less, of the Northwest corner of the South half of Lot 9, Block 12, F. M. Lyman Jr., Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian; and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning. LESS tract deeded to Salt Lake City, Utah.

Together with a right of way over the following described land to-wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet; more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning, thence West 12 feet to the place of beginning.

WITNESS the hands of said grantors, this 1st day of March A. D. 1961

Signed in the presence of

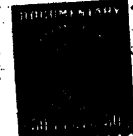
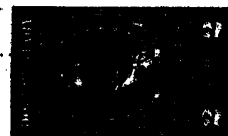
William A. Anderson

Harold Vivian Ford
Grace Probst Ford

STATE OF UTAH,

County of SALT LAKE,

ss.



On the 1st day of March A. D., 1961 personally

appeared before me HAROLD VIVIAN FORD, also known as HAROLD V. FORD and GRACE PROBST FORD, also known as GRACE P. FORD, his wife

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

Randall J. Liles

Notary Public.

My Commission expires October 28, 1962 My residence is Salt Lake City, Utah

Loan 1-208833-18

Recorded at Request of

American Savings

JUN 25 1976

at 458p

M. Fee Paid \$ 2.70

Katie L. Dixon, Salt Lake County Recorder

by *Patricia Brown* Dep. Book

Page

Ref.

Mail tax notice to

Address

WARRANTY DEED

2828775

JOHN PROCTOR AND MARY ANN PROCTOR, his wife
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to

GEORGE G. HOWE, a single man

of Salt Lake City, Utah

Ten and no/100 (And other good and valuable consideration)

grantee
for the sum of
DOLLARS,

the following described track of land in
State of Utah:

Salt Lake

County,

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

Together with a Right of Way 12 feet wide adjoining said property on the East.

ALSO: Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr., Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning. Less tract deeded to Salt Lake City, Utah. Together with a Right of Way over the following described land, to-wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet; more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning, thence West 12 feet to the place of beginning.

Subject to taxes for the year 1976 and thereafter.

Subject to easements, restrictions, covenants and rights of way appearing of record or enforceable in law and equity.

WITNESS, the hand of said grantor, this 25th day of June, A.D. 19 76

Signed in the Presence of

John Proctor
John Proctor

Mary Ann Proctor
Mary Ann Proctor

STATE OF UTAH,

County of Salt Lake

ss.

On the 25th day of June, A.D. 19 76
personally appeared before me

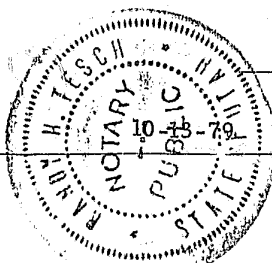
John Proctor and Mary Ann Proctor, his wife
the signer of the within instrument, who duly acknowledged to me that they executed the same.

My commission expires

Residing in

Salt Lake City, Utah

L-140



BOOK 4247 PAGE 300

McGHEE LAND TITLE COMPANY
147 311

Recorded JUL - 5 1977 at 1043
Request of TRACY MORTGAGE COMPANY
KATIE L. DIXON, Recorder
Salt Lake County, Utah
\$500 By Patricia R. Brown Deputy
REF. Patricia R. Brown

WHEN RECORDED, MAIL TO:

TRACY MORTGAGE COMPANY

465 East Second South

Salt Lake City, Utah 84111

Space Above for Recorder's Use

2965203

WARRANTY DEED

GEORGE G. HOWE, a single man, grantor

of Salt Lake City, County of Salt Lake, State of Utah,
SHERMAN

hereby CONVEY and WARRANT to PAUL MICHAEL and KATHLEEN C. SHERMAN, his wife,
as joint tenants with full rights of survivorship and not as tenants in common,

, grantee

of Salt Lake City, County of Salt Lake, State of Utah

for the sum of TEN AND NO/100 - - - - - (\$10.00) - - - - - DOLLARS,
and other good and valuable consideration,

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

Commencing on the East line of 16th East Street 195 feet South and 50 feet East,
more or less, from the Northwest corner of the South half of Lot 9, Block 12,
Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence
South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet
to the place of beginning.

Together with a Right of Way 12 feet wide adjoining said property on the East.
ALSO: Commencing at a point on the East line of 16th East Street, said point being
240.3 feet South and 50 feet East, more or less, of the Northwest corner of the
South half of Lot 9, Block 12, F. M. Lyman, Jr., Survey of Section 16, Township 1
South, Range 1 East, Salt Lake Meridian and running thence South 50 feet to the
South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West
113 feet to the place of beginning.

Less tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or
less. Together with a Right of Way over the following described land, to-wit:
Commencing at a point 163 feet East of the Northwest corner of said South half of
Lot 9, Block 12, said Section 16, and running thence South 290.3 feet; more or less,
to the North line of 17th South Street; thence East 12 feet; thence North 290.3
feet to a point 12 feet East of the point of beginning, thence West 12 feet to the
place of beginning.

Subject to current general taxes, easements, and restrictions.

WITNESS the hand of said grantor, this 1st day of July, 1977

Signed in the presence of

George G. Howe

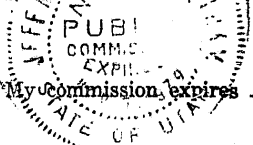
STATE OF UTAH,

County of Salt Lake

ss.

On the 1st day of July, 1977
personally appeared before me GEORGE G. HOWE, a single man

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



Jeffrey D. Higginbotham
Notary Public
Residing in Salt Lake City, Utah

Recorded FEB 1 1979 at 400P

WHEN RECORDED, MAIL TO:

TRACY MORTGAGE COMPANY

465 EAST 200 SOUTH

SALT LAKE CITY, UTAH 84111

Request of GUARDIAN TITLE CO.

KATIE L. DIXON, Recorder

Salt Lake County, Utah

Edward J. Minton Deputy

REF.

Space Above for Recorder's Use

3232116

WARRANTY DEED

PAUL MICHAEL SHERMAN and KATHY CLARK, formerly know as , grantor
KATHLEEN C. SHERMAN
of SALT LAKE CITY , County of SALT LAKE , State of Utah,

hereby CONVEY and WARRANT to GERALD A. FARR and,
JANA FARR, his wife,

as joint tenants with full rights of survivorship and not as
tenants in common , grantee

of SALT LAKE CITY , County of SALT LAKE , State of Utah

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, to-wit:

SEE ATTACHED

SUBJECT TO CURRENT GENERAL TAXES, RESTRICTIONS, AND RESTRICTIONS.

SUBJECT TO A DEED OF TRUST DATED JULY 1, 1977 EXECUTED BY PAUL MICHAEL SHERMAN AND KATHLEEN C. SHERMAN, HIS WIFE, IN FAVOR OF TRACY MORTGAGE COMPANY TO SECURE A NOTE OF EVEN DATE IN THE AMOUNT OF \$49,950.00 RECORDED JULY 5, 1977 AS ENTRY NO. 2965204 IN BOOK 4512 AT PAGE 1366, HAVING A PRESENT BALANCE OF \$49,422.62.

WITNESS the hands of said grantor , this 31th day of JANUARY , 19 79

Signed in the presence of

PAUL MICHAEL SHERMAN

KATHY CLARK

STATE OF UTAH,

County of SALT LAKE

ss.

On the 31th day of JANUARY , 1979
personally appeared before me PAUL MICHAEL SHERMAN and

KATHY CLARK, formerly know as KATHLEEN C. SHERMAN
the signers of the above instrument, who duly acknowledged to me that they executed the
same.

Notary Public.

My commission expires 10-26-82 Residing in Salt Lake City, Utah

APPROVED FORM — UTAH SECURITIES COMMISSION

FORM 101 — WARRANTY DEED — KELLY CO., 85 W. NINTH SO., S.L.C. L-1108

BOOK 4808 PAGE 1485

WT 30950

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest Corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East. ALSO: Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less. TOGETHER WITH a Right of Way over the following described land, to wit: Commencing at a point 163 feet East of the Northwest Corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Situate in Salt Lake County, State of Utah.

1695 S. 1600 E. SLC
BHDS

WHEN RECORDED, MAIL TO:

UNITED SAVINGS AND LOAN ASSOCIATION

376 EAST FOURTH SOUTH

SALT LAKE CITY, UTAH 84111

Space Above for Recorder's Use

3831041

WARRANTY DEED

GERALD A. FARR and JANA FARR, husband and wife

of SALT LAKE CITY, County of SALT LAKE, State of Utah, grantors

hereby CONVEY and WARRANT to MARK EDWIN BAILEY and LYNN ANN BAILEY, husband and wife with title in joint tenancy, not as tenants in common, with full rights of survivorship, grantees

1695 SOUTH 1600 EAST of SALT LAKE CITY, County of SALT LAKE, State of Utah for the sum of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS*****

the following described tract of land in SALT LAKE County, State of Utah, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Aug 15 11 31 AM '83
SALT LAKE COUNTY
UTAH
KATIE L. J. J. J.
RECORDER
SALT LAKE COUNTY
UTAH
PARANCO TITLE CO.
REF
Wayne Harper

WITNESS the hand of said grantor, this 12TH day of AUGUST 1983

Signed in the presence of

GERALD A. FARR

JANA FARR

STATE OF UTAH,

County of SALT LAKE

ss.

On the 12TH day of AUGUST, 1983 personally appeared before me GERALD A. FARR and JANA FARR, husband and wife

the signer of the above instrument, who duly acknowledged to me that same.

Notary Public

My commission expires 5-21-84 Residing in SALT LAKE CITY, UTAH

APPROVED FORM — UTAH SECURITIES COMMISSION

Parcel No. 1: Commencing at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 Feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit; Commencing at a point 163 feet East of the Northwest Corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Parcel No. 2: Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest Corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

BOOK 5482 PAGE 2456

4865635

950

4865635
29 DECEMBER 89 01:32 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: D DANGERFIELD , DEPUTY

Return To:

Grantee: Katherine Boswell
1605 South 1100 East
Salt Lake City, Utah 84105

WARRANTY DEED

MARK EDWIN BAILEY and LYNN ANN BAILEY
of Salt Lake City, Utah , County of Salt Lake , State of Utah, hereby
CONVEY and WARRANT to

KATHERINE BOSWELL, an unmarried woman

grantee
for the sum of TEN DOLLARS and other good and valuable consideration---DOLLARS,
of Salt Lake City, Utah
the following described tract of land in Salt Lake County,
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
FOR LEGAL DESCRIPTION

WITNESS, the hand of said grantor, this 27th day of December, A. D. 19 89

Signed in the Presence of

Mark Edwin Bailey
Lynn Ann Bailey
Lynn Ann Bailey

STATE OF UTAH, ILLINOIS

County of Utah

On the 27th day of Dec, A. D. 19 89
personally appeared before me Mark Edwin Bailey and Lynn Ann Bailey

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

"OFFICIAL SEAL"
JOAN DESCHER
Notary Public, State of Illinois
My Commission Expires 8/15/93

Joan Descher
Notary Public.

My commission expires 8-15-93 Residing in Illinois

LTC/3575

8306187 REC 2061

"EXHIBIT "A"

PARCEL NO. 1:

COMMENCING at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of BEGINNING.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit: COMMENCING at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of BEGINNING.

PARCEL NO. 2

COMMENCING on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of BEGINNING.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

Subject to current general taxes, easements, restrictions and rights of way of record.

WHEN RECORDED, MAIL TO:

DANIEL E. BYRNE

1695 SOUTH 1600 EAST

SALT LAKE CITY, UTAH 84105

5693736
23 DECEMBER 93 04:17 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: REBECCA GRAY , DEPUTY

Space Above for Recorder's Use

Warranty Deed

KATHERINE BOSWELL, an unmarried woman

5693736 of _____, County of _____, State of Utah,
hereby CONVEY and WARRANT to
DANIEL E. BYRNE and DENISE E.F. BYRNE, husband and wife
as joint tenants not as tenants in common with full rights of survivorship.
of 1695 SOUTH 1600 EAST County of SALT LAKE, State of Utah for the sum of
SALT LAKE CITY

TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS *****
the following described tract of land in SALT LAKE County, State of Utah, to-wit:

SEE LEGAL DESCRIPTION

WITNESS the hand of said grantor, this 22ND day of DECEMBER, 1993.

Signed in the presence of

Katherine Boswell
KATHERINE BOSWELL

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

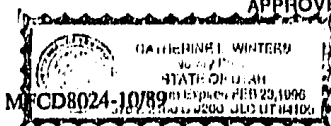
On the 22nd day of December, 1993, personally appeared before me
KATHERINE BOSWELL, an unmarried woman

the signer of the above instrument, who duly acknowledged to me that THEY executed the same.

My Commission expires 2-22-94

Residing in Salt Lake, Utah

Notary Public.



13532093

BK6835PG0439

LEGAL DESCRIPTION

PARCEL NO. 1:

COMMENCING at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, P. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of BEGINNING.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit:

COMMENCING at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 14 feet East of the point of beginning; thence West 12 feet to the place of BEGINNING.

PARCEL NO. 2

COMMENCING on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of BEGINNING.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

+

BK6835 PG0440

6465399

Return To:

Grantee: BRADFORD R. & DIANE L. CLINCH

1695 SOUTH 1600 EAST

SALT LAKE CITY, UT 84105

09/27/96 11:42 AM 6465399 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: V ASHBY , DEPUTY - W

WARRANTY DEED

DANIEL E. BYRNE and DENISE E.F. BYRNE grantor
of SALT LAKE CITY, County of SALT LAKE, State of Utah, hereby
CONVEY and WARRANT to

BRADFORD R. CLINCH and DIANE L. CLINCH, husband and wife, as joint tenants

of SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH grantee
TEN DOLLARS and other good and valuable consideration-----DOLLARS,
for the sum of

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.

WITNESS, the hand of said grantor, this 24th day of
September, A. D. 1996

Signed in the Presence of

DANIEL E. BYRNE

DENISE E.F. BYRNE

STATE OF UTAH,

County of SALT LAKE

ss.

On the 24th day of September, A. D. 1996
personally appeared before me

DANIEL E. BYRNE and DENISE E.F. BYRNE

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

Notary Public.

My commission expires

2-23-2000

Residing in

Salt Lake City



CATHERINE L. WINTERS
Notary Public
State of Utah

My Comm. Expires Feb 23, 2000
2281 East Parkway Way #107 ELG UT 84106

LTC #16772

3K7498PG1278

EXHIBIT 'A'

PARCEL NO. 1:

COMMENCING at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of BEGINNING.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit:

COMMENCING at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of BEGINNING.

PARCEL NO. 2

COMMENCING on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of BEGINNING.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

SIDWELL NO. 16-16-179-021 (Affects Parcel 1)

SIDWELL NO. 16-16-179-021 (Affects Parcel 2)

+

Two handwritten signatures or initials are present. The one on the left is a large, stylized signature, possibly reading 'J. B. Smith'. The one on the right is a smaller, more compact signature or set of initials, possibly 'J. B.'.

3K7498PG1279

Return To:

Grantee: BRADFORD R. & DIANA L. CLINCH

1695 S. 1600 E.

Salt Lake City, UT. 84105

6497323
11/04/96 11:52 AM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
Landmark Title
REC BY: D KILPACK , DEPUTY - WI

6497323

WARRANTY DEED

BRADFORD R. CLINCH and DIANA L. CLINCH who acquired title
incorrectly as DIANE L. CLINCH grantor
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to

BRADFORD R. CLINCH and DIANA L. CLINCH, husband and wife
as Joint Tenants with Full Rights of Survivorship

of Salt Lake City, County of Salt Lake, State of Utah--- grantee
TEN DOLLARS and other good and valuable consideration----- for the sum of
DOLLARS,

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.

THIS DEED IS BEING RECORDED TO CORRECT THE VESTING OF TITLE OF
THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 27, 1996 AS
ENTRY NO. 6465399 IN BOOK 7498 AT PAGE 1278 OF THE OFFICIAL
RECORDS.

WITNESS, the hand of said grantor, this 1st day of
November, A. D. 19 96

Signed in the Presence of

Bradford R. Clinch

Diana L. Clinch

STATE OF UTAH,

County of Salt Lake

as.

On the 1st day of October November, A. D. 1996
personally appeared before me Bradford R. Clinch and Diana L. Clinch

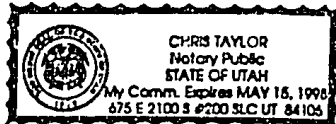
the signers of the within instrument, who duly acknowledged to me that they executed the
same.

Chris Taylor

Notary Public.

My commission expires 5/15/98

Residing in Salt Lake City, UT.



LTC/16772

EW7527H32095

EXHIBIT "A"

PARCEL NO. 1:

COMMENCING at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of BEGINNING.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit:

COMMENCING at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of BEGINNING.

PARCEL NO. 2

COMMENCING on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of BEGINNING.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

SIDWELL NO. 16-16-179-020 and 16-16-179-021

EX7527132096

6514386

WHEN RECORDED MAIL TO:

Brad & Diana Clinch

1695 S. 1600 E.

Salt Lake City, UT. 84105

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. LANDMARK TITLE COMPANY hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

Quit-Claim Deed

BRADFORD R. CLINCH and DIANA L. CLINCH
of Salt Lake City, County of Salt Lake City, State of Utah, hereby
QUIT-CLAIM to

BRAD CLINCH and DIANA CLINCH, Trustees of
THE BRAD CLINCH and DIANA CLINCH FAMILY TRUST

of Salt Lake City, County of Salt Lake, State of Utah----- grantee
TEN DOLLARS and other good and valuable consideration----- for the sum of
DOLLARS,

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 FOR LEGAL DESCRIPTION.

WITNESS the hand of said grantor, this 20th day of
November, A.D. one thousand nine hundred and ninety-six

Signed in the presence of

Bradford R. Clinch
Bradford R. Clinch

Diana L. Clinch
Diana L. Clinch

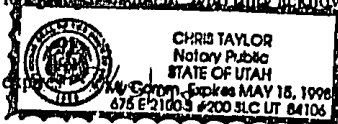
STATE OF UTAH,

County of Salt Lake } ss.

On the 20th day of November, A.D. one
thousand nine hundred and ninety-six
Bradford R. Clinch and Diana L. Clinch
personally appeared before me

the signer of the foregoing instrument, who duly acknowledge to me that he executed the same.

My commission expires



Address:

Salt Lake City UT

Chris Taylor
Notary Public

RO/10000

DK7543PG0340

EXHIBIT "A"

PARCEL NO. 1:

COMMENCING at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of BEGINNING.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit:

COMMENCING at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of BEGINNING.

PARCEL NO. 2

COMMENCING on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of BEGINNING.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

SIDWELL NO. 16-16-179-020 and 16-16-179-021

6514386
11/26/96 12:30 PM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: V ASHBY , DEPUTY - WI

BK7543PG0341

7691085

7691085
08/03/2000 12:11 PM 14.00
Book - 8379 Pg - 509-510
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
GUARDIAN TITLE
BY: ZJM, DEPUTY - MA 2 P.

Order No. _____
Escrow No. _____
Loan No. _____

WHEN RECORDED MAIL TO GRANTEE:

JOHN PEREIRA
1695 S 1600 E
SLC UT 84105

1148845
APN:

WARRANTY DEED

Diana
Bradford R. Clinch and ~~Diane~~ L. Clinch, Husband and wife as joint tenants, GRANTOR OF 1695 South 1600 E, Salt Lake City, UT, County of Salt Lake, State of Utah, hereby CONVEY(S) and WARRANTY(S) to:
JOHN R. PEREIRA AND JULIE FLOM PEREIRA, as joint tenants, husband and wife, grantee of
SALT LAKE, County of SALT LAKE, State of UT, for the sum of TEN
DOLLARS and other good and valuable consideration, the following described tract of land in the county of Salt Lake, State of Utah, to-wit: *

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restriction, rights of way, currently of record and general property taxes for the current year and thereafter.

WITNESS the hand(s) of said grantor(s) this 28 day of August, 2000

Bradford R. Clinch
Bradford R. Clinch

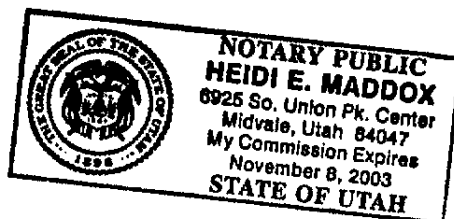
Diane L. Clinch
Diane
Diana

STATE OF Utah
COUNTY OF Salt Lake SS.

On July 28th 2000 before me, Heidi E. Maddox personally appeared, Bradford R. Clinch and Diane L. Clinch, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Heidi E. Maddox
My Commission Expires: 11, 8, 03



BK8379PG0509

G163943

E X H I B I T A

LEGAL DESCRIPTION

The land referred to is situated in Salt Lake, and is described as follows:

PARCEL NO. 1

COMMENCING AT A POINT ON THE EAST LINE OF 16TH EAST STREET, SAID POINT BEING 240.3 FEET SOUTH AND 50 FEET EAST, MORE OR LESS, OF THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 9, BLOCK 12, F.M. LYMAN, JR. SURVEY OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 50 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE EAST 113 FEET; THENCE NORTH 50 FEET; THENCE WEST 113 FEET TO THE PLACE OF BEGINNING.

LESS TRACT DEEDED TO SALT LAKE CITY, UTAH, BEING THE SOUTHERLY THREE FEET, MORE OR LESS.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED LAND, TO WIT:

COMMENCING AT A POINT 163 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH HALF OF LOT 9, BLOCK 12, SAID SECTION 16, AND RUNNING THENCE SOUTH 290.3 FEET, MORE OR LESS, TO THE NORTH LINE OF 17TH SOUTH STREET; THENCE EAST 12 FEET; THENCE NORTH 290.3 FEET TO A POINT 12 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 12 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 2:

COMMENCING ON THE EAST LINE OF 16TH STREET 195 FEET SOUTH AND 50 FEET EAST, MORE OR LESS, FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 9, BLOCK 12, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 45.3 FEET; THENCE EAST 113 FEET; THENCE NORTH 45.3 FEET; THENCE WEST 113 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY 12 FEET WIDE ADJOINING SAID PROPERTY ON THE EAST.

Tax Parcel(s): 16-16-179-021

Mail Tax Notice to

Grantee:

1695 South 1600 East

Salt Lake City, Utah 84105

8233971
05/15/2002 11:19 AM 16.00
Book - 8598 Pg - 1393-1394
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: RDJ, DEPUTY - WL 2 P.

WARRANTY DEED

JOHN R. PERIERA AND JULIE FLOM PERIERA

of Salt Lake City, , County of Salt Lake , State of Utah, hereby
CONVEYS AND WARRANTS to

MICHAEL EICHNER, married and RACHEL C. FISCHER, married

of Salt Lake City, County of Salt Lake, State of Utah
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS
the following described tract of land in Salt Lake County,
State of Utah:

CONTINUED ON RIDER ATTACHED HERETO

WITNESS the hand of said grantor this 14 day of
May , A. D. 2002.

Signed in the Presence of

JOHN R. PEREIRA as his attorney in fact

JULIE FLOM PEREIRA

STATE OF UTAH)
COUNTY OF Salt Lake)

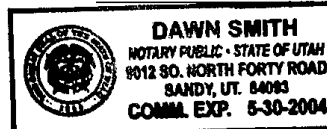
On the 14 day of May , A. D. 2002,
personally appeared before me JOHN R. PERIERA AND JULIE FLOM PERIERA, as his attorney in
fact and Julie Flom Periera
the signer of the within instrument, who duly acknowledged to me that they
executed the same.

Commission Expires: 05/30/04

GT #173240

Notary Public

Residing At: Salt Lake City, Utah



BK8598PG1393

LEGAL DESCRIPTION:

Parcel 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

Less tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

Parcel 1A:

Together with a right of way over the following described land, to wit:

Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

(For reference purposes only: Tax Parcel No. 16-16-179-021)

Parcel 2:

Commencing on the East line or 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

Parcel 2A:

Together with a right of way 12 feet wide adjoining said property on the East.

(For reference purposes only: Tax Parcel No. 16-16-179-020)

Situate in Salt Lake County, State of Utah.

Subject to easements, restrictions and rights-of-way currently of record and general property taxes for the year 2002 and thereafter.

BK8598PG1394

10441415

When Recorded, Mail to:
CAROLINE GWEN GOLDMAN
1695 SOUTH 1600 EAST
SALT LAKE CITY, UTAH 84105

10441415
5/30/2008 4:02:00 PM \$16.00
Book - 9612 Pg - 5356-5357
Gary W. Ott
Recorder, Salt Lake County, UT
EQUITY TITLE
BY: eCASH, DEPUTY - EF 2 P.

ETA # 2232965

WARRANTY DEED

MICHAEL EICHNER and RACHEL C. FISCHER, Grantor(s), hereby convey(s) and warrant(s) to

CAROLINE GWEN GOLDMAN, A MARRIED PERSON Grantee(s)


for the sum of ten dollars and other good and valuable consideration, the following described tract of land in SALT LAKE County, State of Utah, to wit:

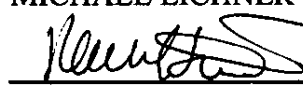
See Attached Exhibit "A"

16-16-179-021

Subject to covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, Grantor(s) has/have executed this Warranty Deed the 14th day of May, 2008.



MICHAEL EICHNER


RACHEL C. FISCHER

COUNTY OF SALT LAKE)
 :SS
STATE OF UTAH)

The foregoing instrument was acknowledged before me the 14th day of May, 2008, by MICHAEL EICHNER and RACHEL C. FISCHER.



Notary Public
My Commission Expires: 5-21-10

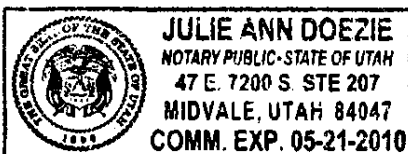


EXHIBIT "A"

Parcel 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South 1/2 of Lot 9, Block 12, F.M. LYMAN SURVEY of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS & EXCEPTING THEREFROM that tract deed to Salt Lake City, being the Southerly 3 feet, more or less.

Parcel 1A:

TOGETHER WITH a right-of-way over the following described land, to wit: Commencing at a point 163 feet East of the Northwest corner of said South 1/2 of Lot 9, Block 12, Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Parcel 2:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South 1/2 of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

Parcel 2A:

TOGETHER WITH a right-of-way over the following described land, to wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

10804578
 9/25/2009 2:41:00 PM \$14.00
 Book - 9765 Pg - 7989-7990
 Gary W. Ott
 Recorder, Salt Lake County, UT
 PARAMOUNT TITLE
 BY: eCASH, DEPUTY - EF 2 P.

Mail Tax Notice to:
 Grantees
 1695 South 1600 East
 Salt Lake City, Utah 84105

PTC FILE NO. 08-1261
 Parcel No. 16-16-179-021

JR

WARRANTY DEED

Caroline G. Goldman

Grantor(s), of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY(S) AND WARRANT(S) to:

Caroline G. Goldman and Jorge A. Moreno, wife and husband, as joint tenants

Grantee(s), of Salt Lake City, County of Salt Lake, State of Utah, for the sum of
 OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS,

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

Parcel No. 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a right of way over the following described land, to wit:

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Parcel No. 2:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence south 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

TOGETHER WITH a right of way 12 feet wide adjoining said property on the East.

Page 1 of 2

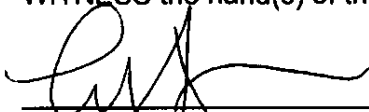
This document filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

BK 9765 PG 7989

mise.

Subject to easements, restrictions, reservations, and rights of way of record.
Subject to annual general property taxes for 2008 and subsequent years thereafter.

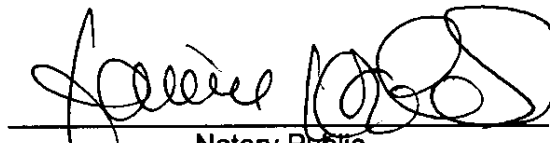
WITNESS the hand(s) of the Grantor(s) this 24th day of September, 2009.



Caroline G. Goldman

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

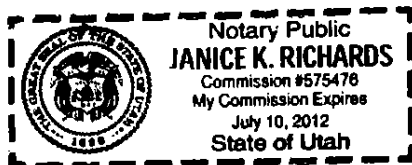
On the 24th day of September, 2009, personally appeared before me Caroline G. Goldman, the signer(s) of the foregoing instrument who duly acknowledged to me that she executed the same.



Notary Public

My Commission Expires: 7-10-12

Residing at: SLC, UT



Mail Tax Notice to:

Grantees

1695 South 1600 East
Salt Lake City, Utah 84105

PTC FILE NO. 08-1261

Parcel No. 16-16-179-021

10804578

9/25/2009 2:41:00 PM \$14.00

Book - 9765 Pg - 7989-7990

Gary W. Ott

Recorder, Salt Lake County, UT

PARAMOUNT TITLE

BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Caroline G. Goldman

Grantor(s), of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY(S) AND WARRANT(S) to:

Caroline G. Goldman and Jorge A. Moreno, wife and husband, as joint tenants

Grantee(s), of Salt Lake City, County of Salt Lake, State of Utah, for the sum of
OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS,

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

Parcel No. 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a right of way over the following described land, to wit:

Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Parcel No. 2:

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TOGETHER WITH a right of way 12 feet wide adjoining said property on the East.

Page 1 of 2

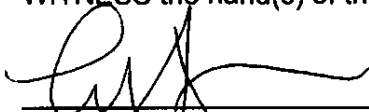
This document filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

BK 9765 PG 7989

misc.

Subject to easements, restrictions, reservations, and rights of way of record.
Subject to annual general property taxes for 2008 and subsequent years thereafter.

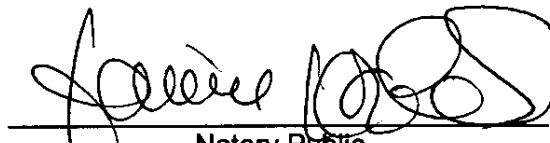
WITNESS the hand(s) of the Grantor(s) this 24th day of September, 2009.



Caroline G. Goldman

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

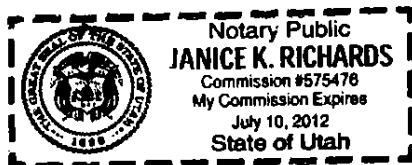
On the 24th day of September, 2009, personally appeared before me Caroline G. Goldman, the signer(s) of the foregoing instrument who duly acknowledged to me that she executed the same.



Notary Public

My Commission Expires: 7-10-12

Residing at: SLC, UT



Mail Tax Notice to:
Grantees
1695 South 1600 East
Salt Lake City, Utah 84105

PTC FILE NO. 08-1261 *JR*
Parcel No. 16-16-179-021

10804670
9/25/2009 3:20:00 PM \$15.00
Book - 9765 Pg - 8409-8410
Gary W. Ott
Recorder, Salt Lake County, UT
PARAMOUNT TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Caroline G. Goldman

Grantor(s), of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY(S) AND WARRANT(S) to:

Caroline G. Goldman and Jorge A. Moreno, wife and husband, as joint tenants

Grantee(s), of Salt Lake City, County of Salt Lake, State of Utah, for the sum of
OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS,

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

Parcel No. 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a right of way over the following described land, to wit:

Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Parcel No. 2:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence south 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

TOGETHER WITH a right of way 12 feet wide adjoining said property on the East.

This document filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

mise

Subject to easements, restrictions, reservations, and rights of way of record.
Subject to annual general property taxes for 2008 and subsequent years thereafter.

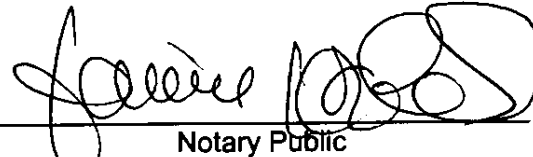
WITNESS the hand(s) of the Grantor(s) this 24th day of September, 2009.



Caroline G. Goldman

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

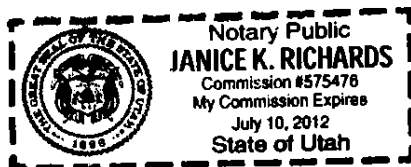
On the 24th day of September, 2009, personally appeared before me Caroline G. Goldman, the signer(s) of the foregoing instrument who duly acknowledged to me that she executed the same.



Notary Public

My Commission Expires: 7-10-12

Residing at: SLC, UT



MAIL TAX NOTICE TO

Ryan N. Davis and Erin E. Davis
1695 South 1600 East
Salt Lake City, UT 84105

13296589

6/12/2020 11:37:00 AM \$40.00

Book - 10960 Pg - 360

RASHELLE HOBBS

Recorder, Salt Lake County, UT

NOVATION TITLE INSURANCE AGCY

BY: eCASH, DEPUTY - EF 1 P.

Warranty Deed

GRANTOR(S): Ryan Davis and Erin Davis, husband and wife, as joint tenants

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Ryan N. Davis and Erin E. Davis, husband and wife as joint tenants

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:

Parcel 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of Beginning.

Less tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

Together with a right of way over the following described land, to wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of Beginning.

Parcel 2:

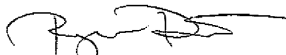
Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

Together with a right of way 12 feet wide adjoining said property on the East.

Tax ID.: 16-16-179-021(Parcel 1) and 16-16-179-020(Parcel 2)

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants Conditions and Restrictions now of record.

WITNESS, the hand(s) of the Grantor(s), this 11th day of June, 2020.



Ryan Davis



Erin Davis

State of Utah }

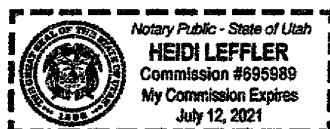
County of Salt Lake)

On this 11th day of June, 2020, personally appeared before me, **Ryan Davis and Erin Davis**, the signer(s) of the above instrument, who duly acknowledged before me that he/she/they executed the same.

Witness my hand and official seal



Notary Public





MAIL TAX NOTICE TO GRANTEE:
Ryan Davis and Erin Davis
1695 SOUTH 1600 EAST
SALT LAKE CITY, UTAH 84105
File Number: 2045043KC

13296359
6/12/2020 10:39:00 AM \$40.00
Book - 10959 Pg - 8633-8634
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Caroline G. Goldman and Jorge A. Moreno, wife and husband, as joint tenants

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Ryan Davis and Erin Davis, husband and wife, as joint tenants

GRANTEE

the following tract of land in Salt Lake, County, State of UTAH, to-wit

Parcel No. 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a right of way over the following described land, to wit:

Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Parcel No. 2:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence south 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

TOGETHER WITH a right of way 12 feet wide adjoining said property on the East.


TAX ID NUMBER FOR PROPERTY: 16-16-179-021 and 16-16-179-020

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

Effective as of this 11th day of June, 2020.



Caroline G. Goldman

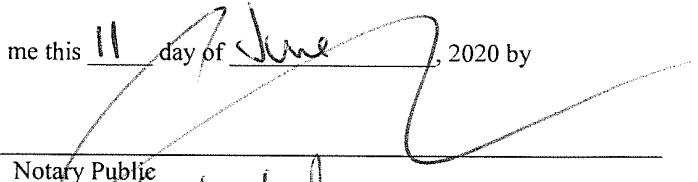


Jorge A. Moreno

STATE OF: UTAH

COUNTY OF: SALT LAKE

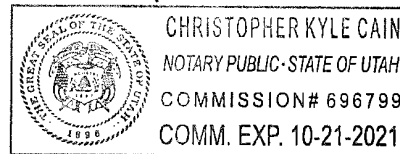
The foregoing instrument was acknowledged before me this 11 day of June, 2020 by
Caroline G. Goldman and Jorge A. Moreno



Notary Public

Residing In: Salt Lake

Commission Expires: 10/21/21



11.City Permit Records (Original Home Construction)

a. 1938 Permit Record

INSPECTOR OF BUILDINGS AND REGISTER OF PERMITS

MONTH OF October

1938

DATE	PERMIT NUMBER	OWNER	ARCHITECT	BUILDER	LOCATION	NUMBER OF STORIES AND KIND OF BUILDING	TO BE USED FOR	NO. OF ROOMS	RESIDENTIAL BUILDINGS				
									BRICK, IRON AND CONCRETE BUILDINGS	FRAME BUILDINGS	ADDITIONS, ALTERS & REPAIRS TO BRICK, IRON & CONCRETE BUILDINGS	ADDITIONS, ALTERS & REPAIRS TO FRAME BUILDINGS	
BROUGHT FORWARD													
14	45767	Mary Loft house		Lyne	75 N Street	Residence brick res.			5440000	3550000	2532000	484400	
	45772	Ch. Thompson		London & Stam	1362 So 13th East	Frame residence					10500		
	45773	Edward J. Post		Lyne	Imperial Addition	Moveable frame office bldg.				600000			
	45775	W. Christensen		Jay Newton	824 Sherman Ave	Residence frame res.							12500
	45776	L. Holman		Lyne	1021 E 4th Street	Residence brick res.					24000		
	45777	J. O. Spencer		Lyne	865 So 11th East	Residence brick res.					16000		
	45779	Amey Mc Cully		Lyne	1414 Sherman Ave	Residence brick res.					12000		
	45785	J. W. Cannon		M. Pettel	2123 Hubbard Ave	Frame residence				600000			
	45786	L. Hansen		D. Welshman	1467 Parkway Ave	Frame residence				350000			
	45790	W. A. Watson		Lyne	1041 So 7th East	Remodel brick res - 2 families					80000		
	45801	Angus Jensen		Lyne	450 Williams Ave	Residence brick res.					10000		
	45802	Mrs. J. C. Smith		Glen Black	365 No 2nd West	Residence brick res.					17500		
	45803	Sydney R. Smith		Symon Minee	841 So 20th East	Brick residence			375000				
	45804	Orson J. Brown		Mrs. L. Billing	1586 So 5th East	Brick residence			250000				
15	45808	Earl E. Cyphers		Lyne	2929 Highland Ave	Frame residence				140000			
	45814	Earl Tegen		Lyne	531 E 5th St	Remodel apt house					40000		
	45817	Emanuel N. Iverson		Lyne	2587 So 8th East	Remodel brick res.					25000		
17	45819	Robert Carroll		Lyne	1165 Genith Ave	Replace poultry house							
	45821	C. Hardy		Lyne	1527 E 27th St	Frame residence				300000			
	45822	Cyril Keshan		Thos. K. Billing	2506 Green St	Brick residence				300000			
	45839	Hes. C. Hansen		Lyne	1241 Bryan Ave	Cinder block res.			280000				
	45850	Catholic Church		J. H. Angel	675 1st East	Remodel brick res & garage					110000		
	45852	N. O. L. C.		Paul Janke	858 So 3rd East	Residence & repair brick res.					15000		
	45855	N. E. Jorgensen		M. E. Small	1918 So 4th East	Remodel parson brick res.					20000		
18	45887	L. C. Schaper		Lyne	1372 So 17th East	Appt. to frame residence							7500
	45888	Hazel Kersyotte		Ed. Trueblood	812 E 13th St	Repair brick residence					18000		
	45889	Arch. O. Nyberg		Lyne	1420 Harrison Ave	Frame garage							
	45896	Horace Holbrook		Ingdon G. Holbrook	910 So 5th East	Residence & store bldg.							
	45897	Jens. Benfies Mdy Soc.		Lyne	1087 W 3rd St	Residence brick - stone res.					10400		
	45935	Hutchinson Builders Supply Co.		Lyne	704 W 1st St	Brick chimney					10000		
	45942	Ingdon G. Holbrook		Lyne	1649 So 16th East	Frame residence				300000			
19	45959	L. W. Woods		Ingdon G. Holbrook	811 So 5th East	Masonry service station							
	45985	N. O. L. C.		B. J. Trimmell	58 Boulevard Gardens	Appt. to brick res.					30000		
	45990	G. R. Maie		Ernest Dubicki	2263 Windsor St	Garage & repair brick res.					30000		
	45991	N. O. L. C.		Albert Wallin	343 Kennerly St	Replace frame porch with brick					30000		
	45993	Margaret G. Clarke		Lyne	248 Williams Ave	Residence brick res.					15000		
	46012	Carl Hoffman		Carl Baeye	1186 So 5th East	Remodel brick res into 2 apts					33500		
20	46015	N. W. Kaffella		Lyne	627 9th Ave	Garage							
	46016	Boyd Hernandez		Lyne	1550 So 16th East	Remodel brick res for 2 families					30000		
	46017	Julian S. Cannon		Ben. H. Davis	1811 E 8 9th St	Brick residence			600000				
	46018	Harry Luff		Carl W. Buchner	2513 So 15th East	Cinder block residence			500000				
	46019	Artel Bloomquist		Glen Black	624 Brooking Ave	Repair brick residence					12600		
	46020	J. R. Pratt		Lyne	1030 So 9th East	Repair brick res.					12500		
	46023	M. M. Adamson		Lyne	998 So 3rd East	Frame residence				260000			
	46024	G. M. Adamson		Lyne	844 Claybourne	Frame residence				290000			
	46025	Elizabeth Arnold		Lyne	836 Claybourne	Frame residence				290000			
	46026	J. G. Peterson		Lyne	533 Hawthorne Ave	Frame garage							
	46027	Arnold & Spencer		Lyne	2788 Golden St	Residence frame res							9000
	46038	Chas. H. Jarman		John J. Jarman	718 So 15th East	Residence brick res.					19000		
21	46055	R. Robinson		Lyne	821 Lake St	Frame garage							
	46063	E. V. Johnson		Mark Nicholson	38 So Street	Remodel 2nd brick res into 5 apts					150000		
	46065	Otto Peterson		Anderson Lumber Co.	2552 So 13th East	One story brick res.			400000				
	46067	W. R. Granville		A. E. Jorgensen	2470 13th East	Frame garage & residence					27000		
	46068	Union Trust Co		Glo. Koehne	1884 Yale Ave	Brick frame res			600000				
					2308-12 Green St	Residence duplex					17500		
TOTAL									8545000	7080000	3308500	509000	
CARRIED FORWARD													

SALT LAKE CITY CORPORATION

[illegible]

b. 1946 Permit Record

INSPECTOR OF BUILDINGS AND REGISTER OF PERMITS

MONTH OF

January

1946

DEBERT NEWS PRESS, SALT LAKE

DATE	PERMIT NUMBER	OWNER	ARCHITECT	BUILDER	LOCATION	NUMBER OF STORIES AND KIND OF BUILDING	TO BE USED FOR	NO. OF ROOMS	RESIDENTIAL BUILDINGS				
									BRICK, IRON AND CONCRETE BUILDINGS	FRAME BUILDINGS	ADDITIONS, ALTS. & REPAIRS TO BRICK, IRON & CONCRETE BUILDINGS	ADDITIONS, ALTS. & REPAIRS TO FRAME BUILDINGS	
BROUGHT FORWARD													
2	6406	H. Robert Peterson		Carl Richardson	2047 Laird Drive	1 story brick Res.			6000.00				
	6408	Mrs. Johnson		same	340 - "D" Street	Exterior remodeling						700.00	
	6412	Laurens W. Libbey		same	212-14-16 West 1st So.	Exterior remodeling 2 apt. house add.						3500.00	
	6414	Pilot Products Co.		same	1430 South Main	Remodel bldg. for storage							
	6415	Chas. Simpson		same	667 East 3rd So.	Int. remodelled - frame duplex							4000.00
	6416	A. R. Curtis & Sons		H. J. McKeon	1211 Wilmington Ave	Cement blk. bldg. 30' x 70'							
	6417	Ernest Grosser		same	921-927 East 6th So.	Four family brick Res. 1300'	8 x	10000.00					
	6418	James L. Pearson		same	350 East 13th South	Make room in basement frame Res.						100.00	
	6419	Paul M. Hartz		Elmer Christofferson	1105 East 9th South	Cinder blk. service station 24' x 40'							
	6420	Bernard Bracker		J. Jacobs	135 North West Temple	8 sheet iron garages							
	6421	La Mar Duncan		Earl R. Dylaga	1460 Westmington Ave	1 story brick Res.		5	6000.00				
	6422	Wm. A. Child		Wm. A. Child	32 East 13th South	Frame office bldg. 13' x 15'		2					
	6423	Colville Ice Cream		same	159 West 1st South	Remodel brick bldg. - 2nd floor							
3	6425	Annies E. Perry		same	846 East 5th South	Remodel brick Res. 1 add. apt.						2000.00	
	6426	Grant R. Brown		same	333 Douglas Street	Remodel brick Res. - basement apt.						2000.00	
	6427	Byron Echols		same	830 So. 9th East	Remodel int. of 2 story brick Res. - 3 apts.						554.00	
	6428	Mr. Gallagher		C. Eskelson	2685 So. 18th East	Frame add. to frame 5' x 8'							300.00
	6429	Elmer J. Richards		same	1319 Laird Ave.	Finish 2 bedrooms bath						1000.00	
	6430	Utah Oil Refining		same	106 East 5th South	Exterior remodeling to bldg. new front.							
4	6443	H. Hengel		Fred Southwick	380 North 1st West	Remodel basement of apt. house - 1 add. apt.						800.00	
	6445	Richard Jacob		same	1738 So. 19th East	1 story frame Res. 3 rooms			4000.00				
	6450	J. L. Johnson		same	245 So. 12th West	Frame Res.			3000.00				
	6451	J. W. Roundy Jr.		Jack Johnson & Low	364 Douglas St.	Int. remodeling frame Res. - 2 add. apts.							5000.00
	6453	Allen George		Mark Nicholson	42 West Girard St.	1 story brick Res. 950'	5	6000.00					
	6457	E. J. Middles		same	2715 Alden St.	Cinder blk. garage 20' x 30'							
	6462	Fred Wolter		same	237 So. State	Remodel int. store bldg.							
	6463	Wm. L. Thompson		same	2877 Millway	1 new 1/2 story brick garage	7	6000.00					
5	6464	Harold V. Ford		same	1675 So. 16th East	double garage, roof over porch & patio							
	6465	James Gunn		same	222 So. 5th East	Ext. remodeling 10 apts. house - 4 add. apts.						10000.00	
	6468	Fred Weyer		Fred Southwick	1198 So. Main	Remodel fruit stand							
	6472	Lawrence Schaffer Peterson		same	670 East So. Temple	Remodel brick Res. for clinic							
	6474	Mr. Clayton		same	1077 East 1st Ave.	Exterior remodeling to brick Res. 1 add. apt.						800.00	
	6475	E. Sorenson		Reeve Const. Co.	317 West North Temple	Brick tourist court - 18 units	20 x	40000.00					
7	6476	Dick Rogers		B. Madson & Sons	1375 Bryan Ave.	Remodel basement for bedroom & shower						800.00	
	6495	Wayne L. Peck		same	324 North 7th West	1 story cinder blk. Res. 22' x 26'	4	3000.00					
	6501	Ervin E. Nelson		same	1003 Blaine Ave.	1 story brick venen Res.	6	7000.00					
8	6502	Ann Lyons		Fred E. Wilkinson	354 Hubbard Ave	Make basement apt. in Res.						2000.00	
	6503	Homes & Garden R.E. Co.		J. H. Angel	40 So. Main	New front - new partitions in rear of store							
	6510	Roy Jensen		Fred Southwick	1117 Laird Ave.	Frame garage							
	6511	Guy Magnusson		Fred Southwick	642 Redondo Ave.	Frame add. to frame Res.							800.00
	6512	Frank A. Derenick		same	1431 East 21st South	Frame garage 20' x 22'							
	6515	J. C. Mulville		same	2716 So. 9th East	Frame add. to frame Res. 20' x 14'						5000.00	
	6516	Mark Nicholson		same	716 West 3rd South	Cinder blk. warehouse 2400'							
	6520	Anders W. Wijnholt		same	861 So. 22nd East	2 story frame & brick Res. garage	6	9000.00					
	6521	Vendor D. Whitman		same	2666 So. 17th East	1 story frame Res.	4	6000.00					
9	6522	Harry Booth		same	1312 West 6th South	Remodel int. of frame Res.							75.00
	6525	Salate Market Co.		same	375 South 2nd West	Ext. remodeling to store bldg.							
	6534	Albert J. Nyberg		same	949 So. State	Cinder blk. Cafe bldg. 35' x 25'							
	6537	A. J. Gotberg		same	1506 South 16th East	Frame garage 120' x 20'							
	6539	E. J. Brown		same	1983 Sullivan Ave	Frame garage - brick add. to Res.						1000.00	
	6540	A. C. Neilson		same	1344 South 13th East	1 story brick Res. & garage	5	6600.00					
	6540	A. C. Neilson		same	1352 South 13th East	1 story brick Res. & garage	5	6600.00					
	6541	Albert S. Edgmon		same	2134 Wellington	1 story brick Res.	5	6500.00					
	6541	Albert S. Edgmon		same	2024 Laird Drive	1 story brick Res.	6	8000.00					
	6542	Albert S. Edgmon		same	2022 Laird Drive	1 story brick Res.	6	8000.00					
	6543								128700.00	13000.00	25154.00	7175.00	
TOTAL													
CARRIED FORWARD													
GRAND TOTAL													
</													

SALT LAKE CITY CORPORATION

BUSINESS BUILDINGS				PUBLIC BUILDINGS				ESTIMATED COSTS				AMOUNT OF FEES	REMARKS
STORES	OFFICE BUILDINGS	FACTORIES SHOPS WAREHOUSES	PUBLIC GARAGES SERVICE STATIONS	CHURCHES	SCHOOLS	THEATRES	AMUSEMENT HALLS	MISCELLANEOUS	PRIVATE GARAGES	ADDITIONS, ALTS. & REPRS. TO NON-RESIDENTIAL BUILDINGS	FRAME BUILDINGS		
												12.00	
												2.00	
												8.00	2 add apts
												2.00	
												2.00	
												18.00	
												20.00	
												2.00	
												10.00	
												4.00	
												12.00	
												2.00	
												4.00	
												4.00	1 add apt.
												4.00	1 add apt.
												2.00	2 add apts.
												2.00	
												2.00	
												10.00	
												2.00	1 add apt.
												8.00	
												6.00	
												1.00	2 add apts.
												12.00	
												2.00	
												2.00	
												13.00	
												2.00	
												20.00	
												2.00	
												6.00	
												2.00	
												55.00	
												2.00	
												6.00	
												14.00	add 3959 - 2 apt. in all
												4.00	
												2.00	
												2.00	
												2.00	
												2.00	
												14.00	on R.R. property
												18.00	
												12.00	
												2.00	
												4.00	
												6.00	
												2.00	Waiver from 571 Logan
												2.00	
												14.00	
												14.00	
												14.00	
												16.00	
												16.00	
												433	
875.00	15500.00	45000.00						2500.00	3874.00	12565.00	5000.00		
1	2	1						1	6	7	1		

c. 1950 Permit Record

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SALT LAKE CITY CORPORATION

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ESTIMATED COSTS

BUSINESS BUILDINGS				PUBLIC BUILDINGS				MISCELLANEOUS				ADDITIONS, ALTERS & REPAIRS TO NON-RESIDENTIAL BUILDINGS		AMOUNT OF FEES	REMARKS
STORES	OFFICE BUILDINGS	FACTORIES SHOPS WAREHOUSES	PUBLIC GARAGES SERVICE STATIONS	CHURCHES	SCHOOLS	THEATRES	AMUSEMENT HALLS			PRIVATE GARAGES		BRICK, IRON AND CONCRETE BUILDINGS	FRAME BUILDINGS		
1150000	61000000	4360000	1750000					3067000		1466000		6667100	260000	396900	
														1600	
														1600	
														1600	
														4200	
														1000	
2500000								100000						4000	
														1400	
										40000				200	
														3200	
														3000	
														1800	
														3000	
														7500	
														400	
										80000				400	
														2800	
														600	1 add. Apt.
														200	
														400	1 add. Apt.
														800	
														300	
													35000	200	
										40000				300	
														1800	
														2800	
														2000	
										42400				300	
										25000				200	
														600	
														1400	
										50000				300	
										70000				300	
														200	
														2600	
														2800	Varian 2013
														800	Varian 1942
3000000														200	
														800	
														300	
										55000				300	
										46500				500	
														1200	
														2200	
														2600	
														1800	
														3600	
														3300	
														2800	
														3000	
														2400	
														1350	
														300	
										60000				800	
														800	
														3000	
														3700	
														87250	
3950000	61000000	4360000	2250000					3167000		1979900		7367100	295000	484150	
2										10					

12.Salt Lake County Tax Assessment Records (Credit: Salt Lake County Archives)

16-16-179-021

9-3331

RE-APPRAISAL CARD

Owner's Name Ketchum Builders Supply Co.
 Owner's Address _____
 Location Part of lot 9, Blk 12, Sec. 16, T 1S, R 1E.
 Kind of Building Res Street No. 1643 So. - 16 East
 Schedule 1 Class 6 Base Factor 4

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1 1/2</u>	<u>17 x 24</u>		<u>1642</u>	<u>\$ 390</u>	<u>\$ 2503</u>
			<u>328</u>	<u>\$ 143</u>	<u>469</u>
				\$	
				\$	

No. of Rooms 3 Condition Good

Description of Building	Add	Deduct	
Foundation—Stone..... Conc. <u>X</u> None.....			<u>vacant.</u>
Ext. Walls <u>Siding</u>			
Roof—Type <u>Gable</u> Mat. <u>shg</u>			
Dormers—Small <u>2</u> Med. <u>1</u> Lg. <u>—</u>			<u>Not finished</u>
Bays—Small <u>—</u> Med. <u>1</u> Lg. <u>—</u>	<u>50</u>		<u>Jan 1 1939</u>
Porches—Front <u>x 45 @ 58</u>	<u>22</u>		<u>Net 800 =</u>
Rear <u>x 16 @ 50</u>	<u>8</u>		<u>CF 1940.</u>
Basement <u>2/3</u> Floor <u>—</u>		<u>75</u>	<u>Step value</u>
Attic—Rooms <u>—</u> Fin. <u>—</u> Unfin. <u>—</u>			
Plumbing { Class <u>2</u> Tub <u>1</u> Trays <u>—</u> Basin <u>2</u> Sink <u>1</u> Toilet <u>—</u> Urinals <u>—</u> Fountains <u>—</u>	<u>137</u>		
Heat—Stove <u>—</u> H.A. <u>Gas</u> Steam <u>S</u>	<u>182</u>		
Finish— { Hd. Wd. Floors— { Hd. Wd. <u>—</u> Fir <u>—</u> Fir <u>—</u>	<u>27</u>		<u>1946</u>
Cabinets <u>1</u> Mantels <u>1</u>			<u>Porch - 150</u>
Tile— { Walls <u>—</u> Floors <u>—</u>	<u>165</u>		<u>10/15/46</u>
Lighting—Lamp <u>—</u> Drops <u>—</u> Fix <u>—</u>			<u>1940.</u>
Total Additions and Deductions	<u>541</u>	<u>75</u>	<u>2972</u>
Net Addition or Deductions	<u>- 75</u>		<u>\$ +466</u>

Age 1939 Yrs. by { Est. Owner —
Tenants —
Neighbors —
Records —

REPRODUCTION VALUE \$ 3438
 Depreciation % \$ —
 Reproduction Val. Minus Dep. \$ —

Remodeled — Est. Cost — Remodeling Inc. % \$ —
 Garage S 8 - C 2 1946 Porch \$ 150
 Cars 2 Walls Siding \$ —
 Roof Shale Size 24' x 18' Age 1946 \$ —
 Floor — Cost 2.54 Depreciated Value Garage \$ 254

Remarks _____ Total \$ 3438
 Obsolescence % \$ —
 Total Building Value \$ 3842

Original Record _____ Appraised Aug 22 1939
 Card No. _____ Year _____ By W. J. Fustico

16-16-179-021 / 9-3331

1939, August 22

1 of 2



[illegible]

RECORD OF ASSESSMENT OF IMPROVEMENTS

Salt Lake

COUNTY

SERIAL NO. ~~9-1285-1~~

9-3331

OWNER'S NAME Ketchum Builders Supply Co.

OWNER'S ADDRESS _____

LOCATION Part of lot 9, Blk 12, SEC 16, T 1S, R 1E

BLT 71

SERIAL NO. 7-1295-1 9-3331

DESC. 7

RE-APPRAISAL CARD (NEW APPR. BASE)

Owner's Name.....

Owner's Address.....

Location Pl. Lot 9, Bk. 12, Sec. 16, T. 15, R. 1 EKind of Building Res. Street No. 1695 So. 16 EastSchedule X Class 6 Type 1-2-3-4 D Base Cost \$ 4630-3594 = 1036

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1 1/2</u>	<u>X X</u>		<u>642</u>		<u>\$ 1036</u>
<u>1</u>	<u>X X</u>		<u>834</u>		<u>\$ 4130</u>
<u>Attached Garage</u>	<u>X X</u>		<u>437</u>	<u>90</u>	<u>\$ 389</u>

No. of Rooms 6 & Bath Condition Good 5555

Description of Building	Add	Deduct
Foundation—Stone..... Conc. <u>X</u> None.....		
Ext. Walls <u>Siding</u>		
Insulated—Floors..... Walls..... Clgs.....		
Roof—Type <u>Gable</u> Mat. <u>Shgl</u>		
Dormers—Small..... Med..... Lg.....		
Bays—Small <u>False</u> Med. <u>12 @</u> Lg. <u>3 @</u>	<u>36</u>	
Porches—Front..... <u>96 @ 100</u>	<u>96</u>	
Rear..... <u>108 @ 100</u>	<u>108</u>	
Cellar—Basin't— <u>1/4 1/2 1/2 3/4 3/4</u> full-floor <u>con.</u>		<u>160</u>
Basement Apts.—Rooms Fin.....		
Attic Rooms—Fin..... Unfin.....		
Plumbing—{ Class <u>2</u> Tub <u>1</u> Trays..... Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u> Urns..... Ftns..... Shr..... Dishwasher..... Garbage Disp.....		
Heat—Stove..... H. A. <u>V</u> Steam..... S..... Bir..... Oil..... Gas..... Coal.....	<u>197</u>	<u>Field</u>
Air—Conditioned..... Incinerators.....		
Radiant—Pipeless.....		
Finish—{ Hd. Wd. <u>4</u> { Fir <u>enam.</u> Floors—{ Hd. Wd. <u>4</u> { Fir <u>7</u> Conc. <u>7</u>	<u>40</u>	
Cabinets <u>X</u> Mantels <u>2</u>	<u>160</u>	
Tile—{ Walls..... Wainscot <u>X</u> { Floors.....	<u>120</u> <u>35</u>	
Lighting—Lamp..... Drops..... Fix. <u>X</u>		
<u>con. stops 45 @ .50</u>	<u>23</u>	
<u>" stops 15 @ .80</u>	<u>12</u>	
Total Additions and Deductions.....	<u>827</u>	<u>160</u>
Net Additions or Deductions.....	<u>-160</u>	<u>5555</u> <u>667</u>

Age 1943 Yrs. by { Est. Owner X
Tenant
Neighbors
Records

REPRODUCTION VALUE..... \$ 6222

Depr. 1-2-3-4-5-6 16/84 %..... \$

Reproduction Val. Minus Dep..... \$ 5226

Remodeled..... Est. Cost..... Remodeling Inc..... % \$

Garage—S 8—C..... Depr. 2%, 3%..... Obsolescence..... \$

Cars..... Walls..... Out Bldgs..... \$

Roof..... Size..... x..... Age..... \$

Floor..... Cost..... Depreciated Value Garage..... \$

Remarks..... Total Building Value..... \$ 5226Appraised 5/21/51 By CWL

16-16-179-021 / 9-3331

1951, May 21

2 of 2

16-16-179-021



9-1285-1

9-3331
611-3

365

Out Buildings	1951	1952	1953	1954	1955	1956						REMARKS
GARAGE												
RESIDENCE VALUE (NET)	5226	5102	4978	4884	4791	4697						
TOTAL BUILDING VALUE												
ASSESSED VALUE	2090	2040	1990	1955	1915	1880						

RECORD OF ASSESSMENT OF IMPROVEMENTS

_____ COUNTY

SERIAL NO. ~~9-1285~~
9-3331

OWNER'S NAME _____

OWNER'S ADDRESS _____

LOCATION _____

FORM TC-74B
STATE TAX COMMISSION
OF UTAH

9-3331

Location _____

Kind of Bldg. Res St. No. 1695 So. 16th EastClass 6 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		834		\$ 3014
1 1/2	x x		642		1197
	x x				

Gar.—Carport 24 x 18 Flr. Concrete Walls Stucco Cl. 3 510

Description of Buildings	Additions
Foundation—Stone _____ Conc. <u>✓</u> None _____	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gable</u> Mtl. <u>Shgl</u>	
Dormers—Small <u>1</u> Med. _____ Large _____	50
Bays—Small <u>12</u> Med. _____ Large _____	35
Porches—Front <u>w/ railing</u> 45 @ 1.00	45
Rear _____ 96 @ 1.25	120
Porch <u>Roofed, 2 deck</u> 108 @ 1.75	189
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters <u>14 Lids. ft. cheap</u> @ 1.50	21
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>Concrete</u>	229
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>2</u> Tub <u>1</u> Trays _____	510
Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	
Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances _____	
Heat—Stove _____ H.A. <u>✓</u> Steam _____ Stkr. _____ Blr. <u>✓</u>	445
Oil _____ Gas <u>✓</u> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <u>✓</u> Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. <u>4</u> Other _____	120
Cabinets <u>1</u> Mantels <u>2</u>	200
Tile—Walls _____ Wainscot <u>✓</u> Floors <u>✓</u>	155
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	45
<u>cons. Stoop</u> 15 @ .60	9
Total Additions	2173

Year Built <u>1949</u>	Avg. Age <u>14</u>	Reproduction Value	\$ <u>6894</u>
Inf. by { Owner - Tenant -		Obsol. or Rem.	%
{ Neighbor - Record - Est.		Bldg. Value	
Remodel Year _____ Est. Cost _____		Depr. Col. 1 2 3 4 5 6 <u>74</u> %	<u>5102</u>
		Repr. Val. Minus Depr.	\$

Garage—Class _____ Depr. 2% 3% _____	Carport—Factor _____
Cars _____ Floor <u>att</u> Walls _____ Roof _____ Doors _____	
Size— _____ x _____ Age _____ Cost _____ x _____ %	
Other <u>Swim Pool & Barbecue</u> <u>dep. 0.20</u>	<u>1374</u>
<u>over 10-30</u> <u>NO RNS</u> <u>2-calls</u>	Total Building Value
Appraised <u>10-30</u> <u>1957</u> By <u>1321</u>	\$ <u>6476</u>

RECORD OF ASSESSMENT OF IMPROVEMENTS

Salt Lake

COUNTY

SERIAL NO.

9-3331

Owners Name Harold V. & Grace P. Ford

Location _____

Kind of Bldg res St. No. 1695 So. 16th East

Class 6 Type 1 2 3 4 Cost \$ 6771-2706 X - %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	834		\$ 6771	\$
1 1/2	x x	642		2706	
	x x				

Att. Gar. C.P. 24 x 18 Flr. Conc Walls Sub Cl. 3 1170

Description of Buildings	Additions	Additions
--------------------------	-----------	-----------

Foundation—Stone _____ Conc. ☒ Sills _____

Ext. Walls Siding

Roof Type gully Mtl. shel

Dormers—Small 1 Med. _____ Large 125

Bays—Small 1 flr Med _____ Large 80

Porches—Front 5x9 45 @ .30 14

Rear 3x5 15 @ .30 5

Porch Patio 108 @ 1.80 194

Planters Patio 96 @ 1.50 144

Ext. Base. Entry _____ @ _____

Cellar—Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor Conc 584

Bsmt. Gar. _____

Basement—Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 2 Tub. 1 Trays _____ 650

Basin 2 Sink 1 Toilet 2 340

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. 1 485

Heat—Stove _____ H.A. _____ FA ☒ HW _____ Stkr _____ Elec. _____ 272

Oil _____ Gas ☒ Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. _____ Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd. 4 Other _____ 160

Cabinets 1 Mantels 1 390

Tile—Walls _____ Wainscot 2 Floors ✓

Storm Sash—Wood D. _____ S. _____; Metal D. 2 S. _____ 120

Awnings — Metal _____ Fiberglass _____

metal railing 25 @ 2.25 56

Class 1 Swimming Pool

396 @ 1.60 634

Total Additions 4253

Year Built 1943 Avg. 1. 22 Replacement Cost ③ 14900

Age 2. _____ Obsolescence _____

Inf. by { Owner - Tenant - _____ Adj. Bld. Value _____

{ Neighbor - Record - Est. _____ Conv. Factor x47

Replacement Cost—1940 Base _____

Depreciation Column 1 2 3 4 5 6

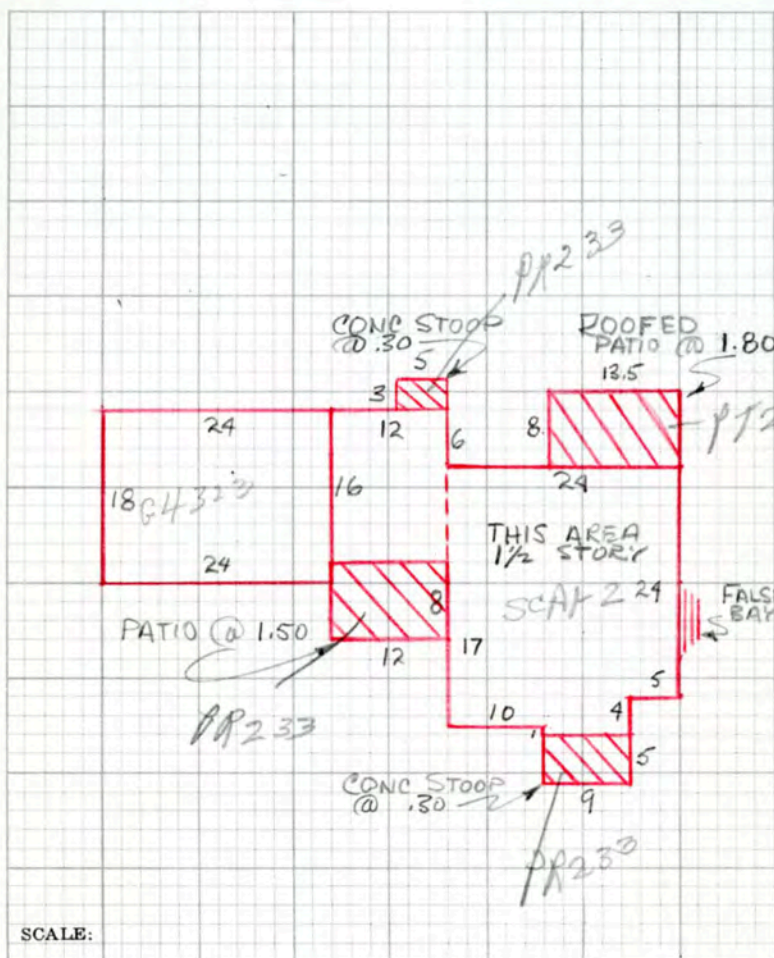
1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ _____

Appraised ① 8-20 1965 By 1653

Appraised ② _____ 19 _____ By _____



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS *Proctor - Check ownership*

Owners Name _____

Location _____

Kind of Bldg. _____ St. No. _____

Class. _____ Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x			\$	\$
	x x				
	x x				

Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls _____

Roof Type _____ Mtl. _____

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ _____

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base, Entry _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full _____ Floor _____

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing	{	Class _____ Tub _____ Trays _____
		Basin _____ Sink _____ Toilet _____
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
		Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. _____ Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd _____ Other _____

Cabinets _____ Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions

Year Built _____	Avg. 1.	Replacement Cost
	Age 2.	Obsolescence

Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① _____ 19 _____ By _____

Appraised ② _____ 19 _____ By _____

Class 1 Pool

7 FEET AT DEEPEST END

= 396 sq. ft

IRREGULAR SHAPED POOL

COST \$639.00

SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

SERIAL NO.

9 - 3331

BUILDINGS

1966

1968

1969

(3)

GARAGE

RESIDENCE

12665

12591

13336

TOTAL

EQUALIZATION

FACTOR

X 20% X

X 20% X

X

X

X

X

X

X

NET TOTAL

ASSESSED

VALUE

2535

2520

2665

John & Mary Ann Proctor
 1695 So. 1600 East
 City 5

9-3331

Com on E line of 16th East St, 240.3 ft
 S & 50 ft m or l E fr NW cor of S $\frac{1}{2}$ of
 Lot 9, Blk 12, Sec 16, T 1S, R 1E, SL
 Mer, S 46.56 ft; N 89°59'39" E 113 ft;
 N 46.07 ft; W 113 ft m or l to beg

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	46.56' x 113'	.970	60			2710

~~NEW APPRAISAL BASE~~ TOTAL
 ASSESSED VALUE

25% (675)
 540

NOV. 10 1966

NM

Harold V. & Grace P. Ford
1695 So. 1600 East
City 5

9-3331

Com on E line of 16th East St, 240.3 ft
S & 50 ft m or l E fr NW cor of S $\frac{1}{2}$ of
Lot 9, Blk 12, Sec 16, T 1S, R 1E, SL
Mer, S 46.56 ft; N 89°59'39" E 113 ft;
N 46.07 ft; W 113 ft m or l to beg

295

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	46.56	.968	50.			2253.

TOTAL

ASSESSED VALUE

VOID -- See New Card

451.

BLOTTER No.	LOT	BLOCK	PLAT	SEC.	TOWNSHIP	RANGE	DES. No.	SER. No.
78	9	12		16	1S	1E	7	9-3331

DEAD FILE 1977

~~Harold V. & Grace P. Ford~~

John & Mary Ann Proctor

Com on E line of 16th East St., 240.3 ft S & 50 ft m or 1 E fr NW Cor
of S $\frac{1}{2}$ of Lot 9, Blk 12, Sec 16, T 1S, R 1E, SL Mer., S 46.56 ft; N
89°59'39" E 113 ft; N 46.07 ft; W 113 ft m or 1 to beg.

09 3331

/

078

DES. NO.	07	NAME	SHERMAN, PAUL M & KATHLEEN C	
SURV TYPE	2	AND	1695 S 1600 E	
PLAT	C	ADDRESS	SLC, UT	84105
BLOCK	012		DEAD FILE	
LOT	01		1980	
TWNSHP				
RANGE		DESC	COM ON E LINE OF 16TH E ST 240.3	
SECTION			FT S & 50 FT M OR L E FR	
QUARTER			NW COR OF S 1/2 OF LOT 9 BLK 12	
QTR/QTR			SEC 16 T 1S R 1E SL MER S	
BOOK	4512		46.56 FT N 89°59'39" E 113 FT	
PAGE	1365		N 46.07 FT W 113 FT M OR L TO	
SUBSCRIPT	1		BEG. 4247-300	
YEAR	1978			

U

Old Serial #

09 3331

EX

09 3331

078

/ DEAD FILE 1978

DES. NO.	07	NAME	HOWE, GEORGE G	
SURV TYPE	2	AND	1695 S 1600 E	
PLAT	C	ADDRESS	SLC, UT	84105
BLOCK	012			
LOT	01			
TWNSHP				
RANGE		DESC	COM ON E LINE OF 16TH E ST 240.3	
SECTION			FT S & 50 FT M OR L E FR	
QUARTER			NW COR OF S 1/2 OF LOT 9 BLK 12	
QTR/QTR			SEC 16 T 1S R 1E SL MER S	
BOOK	4247		46.56 FT N 89°59'39" E 113 FT	
PAGE	0300		N 46.07 FT W 113 FT M OR L TO	
SUBSCRIPT	2		BEG. 0.117 AC	
YEAR	1977			

U

Old Serial #
09 3331

Et

DES. NO.	07	NAME	FARR, GERALD A & JANA	
SURV TYPE	2	AND	1695 S 1600 E	
PLAT	C	ADDRESS	SLC, UT	84105
BLOCK	012			
LOT	01			
TWN SHP		DESC	BEG ON E LINE OF 16TH E ST 240.3	
RANGE			FT S & 50 FT M OR L E FR	
SECTION			NW COR OF S 1/2 OF LOT 9 BLK 12	
QUARTER			SEC 16 T 1S R 1E SL MER S	
QTR/QTR			46.56 FT N 89°59'39" E 113 FT	
BOOK	4808		N 46.07 FT W 113 FT M OR L TO	
PAGE	1486		BEG. 4247-300. 4512-1365	
SUBSCRPT				
YEAR	1980			
LEGAL	N			
TYPE U MORE	-			

+880
2535-R. 58.

9-3331

2405-61

1695³⁰ EAST

1shed

2645-62

INCREASE % 12
BY STATE TAX COMM.

2755-'64

2535-66 ③ Reappraisal
Paul

2520 - 1968

2665 - 1969

ok
+1970+1971+1972
+1973

X1-5871-6

