

When recorded mail to
Zions First National Bank
P. O. Box 30880
Salt Lake City, Utah 84130

TRUSTEES

SPECIAL WARRANTY DEED

4770094

ZIONS FIRST NATIONAL BANK, a National Banking Association, as Trustee, of Salt Lake City, Utah, Grantor, hereby conveys and warrants against the acts of the Grantor only, to

Darl C. Hansen and Shirley D. Houston an undivided
1/2 Interest Each 6200 South Highland Dr. Grantee,
Salt Lake City, Utah

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land situated in Salt Lake County, State of Utah

See attached Legal Description

1000
4770094
09 MAY 89 12:25 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ZIONS FIRST NATIONAL BANK
REC BY: REBECCA GRAY, DEPUTY

Note: Zions First National Bank, Trustee prior to this conveyance was holding a 2/3 undivided interest in this property.

IN WITNESS WHEREOF, the Grantor this 21st day of April 1989 has caused these presents to be executed in its corporate name, as trustee, and under its corporate seal, as trustee, by two of its Vice Presidents hereunto duly authorized.

ZIONS FIRST NATIONAL BANK, a
National Banking Association, as Trustee

WITNESS:

[Signature]
Vice President
[Signature]
Vice President

STATE OF UTAH }
COUNTY OF SALT LAKE } SS.

On the 21st day of April, A.D. 1989, personally appeared before me Blaine A. Gardner and David LeFevre, who being by me duly sworn did say they are Vice Presidents of Zions First National Bank, a National Banking Association, and that said instrument was signed in behalf of said Association, as Trustee, by resolution of its Board of Directors and they acknowledged to me that said Association executed the same, as Trustee.

NOTARY PUBLIC
KATHLEEN D. HARMON
One South Main
Salt Lake City, Utah 84130
My Commission Expires
January 28, 1993

[Signature]
Notary Public

My commission expires on _____ Residing at Salt Lake

BOOK 6125 PAGE 0567

Parcel 1:

Commencing at a point which is West 3.26 chains, North 9.36 chains and South 88½° East 40 feet from the Southwest corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 88½° East 577.76 feet, more or less, along the North line of subject property to the East line of subject property; thence South 8½° West along the East line of subject property 150 feet; thence North 88½° West parallel to the North line of subject property 577.76 feet, more or less, to the West line of subject property; thence Northerly along the West line of subject property 150 feet, more or less, to the point of beginning.

LESS the property East of the existing block wall, such property being the Easterly 290 feet of the above-described property.

TOGETHER WITH the right to have Lessee's restaurant patrons use such vehicular passageways as may be established by Lessee of adjoining property on the South of the above described property for use of their own patrons.

Parcel 2:

Commencing at a point which is West 3.26 chains, North 9.36 chains and South 88½° East 40 feet from the Southwest corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 88½° East 577.76 feet, more or less, along the North line of subject property to the East line of subject property; thence South 8½° West along the East line of subject property 150 feet; thence North 88½° West parallel to the North line of subject property 577.76 feet, more or less, to the West line of subject property; thence Northerly along the West line of subject property 150 feet, more or less, to the point of beginning.

LESS the property West of the existing block wall, such property being the Westerly portion of the above-described property.

TOGETHER WITH the right to have Lessee's restaurant patrons use such vehicular passageways as may be established by Lessee of adjoining property on the South of the above described property for use of their own patrons.

PARCEL 3:

PHOTO READ
1/14

Part of the Northeast corner of 6200 South and Highland Drive: Beginning North 39 feet and West 5.91 ft from the South East corner of Section 16, Township 2 South, Range 1 East, Salt Lake Meridian; thence South 57° 42' West 63.59 feet; thence North 26° 08' West 77.09 feet; thence 88° 30' East 116.41 feet; thence South 19° 50' East 74.99 feet; thence South 32.91 feet; thence West 61.91 feet to the point of beginning 0.26 Acres more or less.

Parcel 4:

Beginning at a point on the North line of 6200 South Street, said point being North 0° 07' 41" East along Section line 33.00 feet and South 89° 56' East 72.19 feet from the Southwest corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89° 56' East 282.85 feet, more or less, along the North line of 6200 South Street to an old fence line (which for many years has been the boundary line fence between the property of C. Ellsworth Hansen and the property of Lamar Knudsen and Helen Knudsen, his wife, and W. W. Mertlich and Marjorie R. Mertlich, his wife, and their predecessors in interest); thence North 5° 44' East along said old fence line 342.02 feet; thence North 4° 01' 34" East 77.05 feet; thence North 88° 30' West 565.04 feet, more or less, to the East line of Highland Drive; thence Southerly along said East line and along the arc of a curve to the left having a radius of 1106.30 feet, a distance of 307.46 feet; thence South 19° 50' East along said East line 18.00 feet; thence South 88° 30' East 148.00 feet; thence South 19° 50' East 74.99 feet; thence South 40.34 feet to the point of beginning.

EXCEPT that portion of said property heretofore conveyed by deed from C. Ellsworth Hansen and Florence Hansen, his wife, to Hansen Corporation, dated April 28, 1958, and recorded April 29, 1958, in Book 1500 at Page 424, as Entry No. 1589139, office of the Salt Lake County Recorder.

BOOK 6125 PAGE 0568