WHEN RECORDED, MAIL TO:

Bruce J. Nelson, Esq. Allen, Nelson, Rasmussen & Christensen 215 South State, Suite 900 Salt Lake City, UT 84111 6134627
08/03/95 4:59 PM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY:B GRAY ,DEPUTY - WI

## WARRANTY DEED

D.S.H. PROPERTIES, INC., a Utah corporation, ("Grantor"), hereby CONVEYS and WARRANTS to COTTONWOOD SHOPPING CENTER ASSOCIATES, a Utah limited partnership, ("Grantee") 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:

Beginning at a point on the new north right-of-way line of 6200 South Street and the east side of a retaining wall extended southerly, said point of beginning being South 89°56' East along the Section line 351.68 feet and North 5°44'00" East 40.20 feet from the southwest corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 5°44'00" East along said east line of a retaining wall and wall line extended 334.94 feet; thence North 4°01'34" East 77.05 feet; thence North 88°30' West 1.90 feet to the west line of the Peter Riva Tract; thence along said west line North 5°43' East 152.40 feet; thence North 88°30' West 300.46 feet to the east edge of an existing block wall extended; thence South 1°12'00" West 151.98 feet along said east edge; thence North 88°30' West 274.68 feet to a point on a curve to the left on the east line of Highland Drive, the radius point of said curve being North 86°05'25" East 1,106.30 feet; thence southeasterly along the arc of said curve and east line 305.25 feet; thence South 26°08' East along said east line 21.20 feet; thence South 88°30' East 145.50 feet; thence South 19°50' East 74.99 feet; thence South 33.34 feet to the new north right-of-way line of 6200 South Street; thence South 89°56' East along said north line 283.43 feet to the point of beginning. Contains 5.50 acres.

Subject to 1995 taxes and all matters appearing of record or that could be ascertained by a comprehensive inspection of said real property or inquiry of those individuals in possession thereof.

Neither Grantor nor Grantee intend the execution, delivery and recordation of this Warranty Deed to operate as a termination, revocation, or merger of that certain Lease, dated March 15, 1979, a memorandum of which was recorded February 25, 1983 as Entry

No. 3763408 in Book 5440 at Page 1635 of the Official Records of Salt Lake County, State of Utah.

The officers who sign this Warranty Deed hereby certify that this Warranty Deed and the transfer represented hereby was duly authorized under a resolution duly adopted by the board of directors of Grantor at a lawful meeting duly held pursuant to notice and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officer this \_28 day of July, 1995.

D.S.H. PROPERTIES, INC., a Utah corporation

By: K Ahirley D. Houston

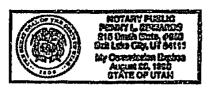
STATE OF UTAH

:ss.

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COUNTY OF SALT LAKE

On this day of July, 1995, personally appeared before me Shirley 0. Houston, who being by me duly sworn, did say that he/she is the wishin and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and he/she duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Huy A. Edwards

jlh\warrcott.plc