

WHEN RECORDED MAIL TO:
Libra Warehouse & Storage
P.O. BOX 27157
Salt Lake City, Utah 84127

08/24/95 6150100 26.00
12:57 PM
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SURETY TITLE
REC BY: Z JOHANSON , DEPUTY - WI

0010919

SPECIAL WARRANTY DEED

PACIFICORP, an Oregon corporation (successor in interest by merger to Utah Power & Light Company, a Utah corporation), Grantor, hereby conveys and warrants to LIBRA WAREHOUSE & STORAGE, Grantees, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land situate in Salt Lake County, State of Utah:

A tract of land situate in the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28, Township 1 South, Range 1 West, SLM, described as follows:

Beginning on the west line of Proposed Decker Lake Lane at a point 650.25 feet North and 24.43 feet West, more or less, from the east one quarter corner of Section 28, T. 1 S., R. 1 W., SLM, and running thence N.85°29'51" W. 396.21 feet, thence N. 4°30'09" E. 245.93 feet, thence S.89°55'56"W. 549.65 feet, thence S.24°33'42"E. 228.97 feet, thence N.85°29'51"W. 279.78 feet, thence N.51°52'51"W. 31.97 feet along the north line of the Utah Power & Light Company transmission corridor described in Book 3632 Page 396 as Entry Number 2636377 in the office of the County Recorder of Salt Lake County, Utah, thence N.3°35'27"W. 525.72 feet along the east right-of-way line and non-access line of I-215 to the property line of the Granger-Hunter Improvement District pump station site, thence N.89°45'22"E. 164.41 feet, N.0°14'38"W. 115 feet and S.89°45'22"W. 171.14 feet along said property line to said east right-of-way line and non-access line of I-215, thence N.3°35'28"W. 55.18 feet along said east right of way line to the north boundary line of said land, thence N.89°45'14"E. 200.34 feet along said line, thence S.3°35'28" E. 6.86 feet to the south property line of Salt Lake County property as described in Book 4402 Page 488 as Entry Number 2876378 in said Recorder's office, thence East 1001.17 feet along said south property line, thence S.0°02'04"E. 711.03 feet, thence S.66°25'33"E. 21.62 feet to the point on the west line of said Proposed Decker Lake Lane, said point also being on a 562.67 foot radius curve to the left, thence Southwesterly along said curve 88.14 feet (chord bears S.30°07'45"W. 88.05 feet) to the point of beginning; Containing 17.39 acres, more or less.

RESERVING to PacificCorp a perpetual easement and right of way for ingress and egress and the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission, distribution and communications circuits of the Grantor with necessary pole and guy anchors, described as follows:

A right of way over the westerly 15 feet of the Grantor's land, being 15 feet easterly of and adjacent to the following described westerly boundary line of

APPROVED AS TO DESCRIPTION
Ban

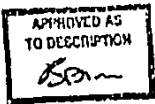
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said Grantor's land:

Beginning at a southwesterly corner of the Grantor's land at a point 738 feet north and 1134 feet west, more or less, from the east one quarter corner of Section 28, T. 1S., R. 1W., SLM, thence N.51°52'51"W. 31.97 feet and N.3°35'27"W. 525.72 feet along the westerly boundary line, said boundary line also being the easterly right of way line and non-access line of Interstate-215 to a northwest corner of said land and being in the SE¼NE¼ of said Section 28, and

ALSO, Beginning at a southwest corner of the Grantor's land at a point 1397 feet north and 1199 feet west, more or less, from the east one quarter corner of Section 28, T. 1S., R.1W., SLM, thence N.3°35'28"W. 55.18 feet along the westerly boundary line, said boundary line also being the easterly right of way line and non-access line of Interstate-215 to a northwest corner of said land and being in the NE¼NE¼ of said Section 28, and



ALSO, A right of way 10 feet in width, being 5 feet on each side of the following described centerline:

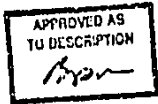
Beginning on the south boundary line of the Grantor's land at a point 654 feet north and 74 feet west, more or less, from the east one quarter corner of Section 28, T. 1S., R. 1W., SLM, thence N.0°02'04"W. 20 feet on said land and being in the SE¼NE¼ of said Section 28.

ALSO a tract of land situate in the SE¼NE¼ of Section 28, Township 1 South, Range 1 West, SLM, described as follows:

Beginning at a point on the west line of Proposed Decker Lake Lane and the south line of the Utah Power & Light Company transmission corridor described in Book 1357 Page 126 as Entry Number 1507703 in the office of the Recorder of Salt Lake County, said point being N.0°02'04"W. 417.61 feet along the east line of the northeast quarter of Section 28, T. 1S., R. 1W., SLM, and N.85°29'51"W. 79.97 feet along the south line of said transmission corridor from the east one quarter corner of said Section 28, and running thence N.85°29'51"W. 422.76 feet and N.87°25'09"W. 160.03 feet along said south line to a point on the south line of that tract of land conveyed to Utah Power & Light Company and described in Book 3003 Page 815 as Entry Number 2413422 in said Recorder's Office; thence S.0°02'04"E. 65.84 feet, thence S.85°29'51"E. 582.85 feet to the west line of said Proposed Decker Lake Lane, thence N.0°02'04"W. 53.73 feet along said west line, to a point on a 562.67 foot radius curve to the right, thence Northeasterly along said curve 17.471 feet (chord bears N.0°51'19"E. 17.41 feet) to the point of beginning; Containing 0.94 acres, more or less.

ALSO a tract of land situate in the SE¼NE¼ of Section 28, and in the SW¼NW¼ of Section 27, Township 1 South, Range 1 West, SLM, described as follows:

Beginning at a point on the north right-of-way line of 3100 South Street, said point being N.0°02'04"W. 33.00 feet along the section line from the east one quarter corner of Section 28, T. 1S., R. 1W, SLM, and running S.89°56'00"W. 66.00 feet along said north right-of-way line, thence N.0°02'04"W. 318.66 feet, thence N.85°29'51"W. 14.04 feet, thence N.0°02'04"W. 53.73 feet to a point of curvature, thence Northeasterly along a 562.67 foot radius curve 340.29 feet (chord bears N.17°17'28"E. 335.13 feet), thence S.66°25'33"E. 81.76 feet to a non-tangent point on a curve, thence Southwesterly along a 482.67 foot radius curve 307.57 feet to a point of tangency (chord bears S.18°13'13"W. 302.39 feet), thence S.0°02'04"E. 373.47 feet to the point of beginning;
Containing 1.178 acres.



RESERVING to PacifiCorp a perpetual easement and right-of-way together with all right and authority to Grantor, its successors, licensee, lessees, contractors or assigns and its and their agents and employees to enter at all times upon said premises to survey, construct, repair, remove, replace, alter, reconstruct, patrol, inspect, improve, enlarge and maintain said electric transmission and distribution lines, communication circuits, fiber optic cables and associated facilities, both overhead and underground, including towers, poles, other supports and control buildings, together with braces, guys, anchors, crossarms, cables, conduits, wires, conductors, manholes, ~~tees~~ formers and other fixtures, devices and appurtenances used or useful in connection therewith, and full right and authority to cut, remove, trim or otherwise control all trees, brush and other growth on or overhanging said premises described as follows:

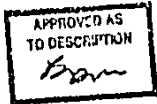
Beginning on the west line of Proposed Decker Lake Lane and the south line of the Utah Power & Light Company transmission corridor described in book 1357 Page 126 as Entry Number 1507703 in the office of the Recorder of Salt Lake County, said point being N.0°02'04"W. 417.61 feet along the east line of the northeast quarter of Section 28 T. 1S.,R. 1W., SLM, and N.85°29'51"W. 79.97 feet along the south line of said transmission corridor from the east one quarter corner of said Section 28, thence Northeasterly along a 562.67 foot radius curve to the right 202.85 feet (chord bears N.12°04'21"E. 201.75 feet), thence S.85°29'51"E. 84.8 feet along the north line of said transmission corridor to a point on the east line of said Proposed Decker Lake Lane, said point being on a 482.67 foot radius curve to the left, thence Southwesterly along said curve 203.42 feet (chord bears S.13°23'28"W. 203.93 feet), thence N.85°29'51"W. 79.97 feet along the south line of said transmission corridor to the point of beginning; containing 0.373 of an acre, more or less.

Subject to the following: At no time shall any fires be permitted within the

boundaries of said right of way (except for controlled burning with flames no higher than six feet of weed growth along ditch banks, incident to clearing said ditches for irrigation purposes, and except for controlled burning with flames no higher than six feet of stubble incident to horticultural agricultural operations), nor shall any residential or commercial structures or inhabitable or inhabited trailers be placed or erected within the boundaries of said right-of-way, nor shall any flammable material (including, but not limited to, explosive, chemical solvents, gasoline, rubbish piles, haystacks, or lumber products) be placed or stored within the boundaries of said right of way, nor shall any equipment or material in excess of 14 feet in height be stored or moved within the boundaries of said right of way boundaries.

ALSO, RESERVING to PacifiCorp on the above described property, a right of way 10 feet in width, being 5 feet on each side of the following described survey line:

Beginning on a south boundary line of Proposed Decker Lake Lane at a point 352.2 feet north and 74.2 feet west, more or less, from the east one quarter corner of Section 28, T. 1S., R. 1W., SLM, thence N.0°02'04"W. 136.7 feet to the westerly boundary line of said Proposed Decker Lake Lane and being in the SE¼NE¼ of said Section 28.



ALSO a tract of land situate in the SW¼NW¼ of Section 27, Township 1 South, Range 1 West, SLM, described as follows:

Beginning on the north boundary line of the Grantor's corridor at a point N.0°02'04"W. 617.10 feet along the west section line and 46.75 feet East from the west one quarter corner of Section 27, Township 1 South, Range 1 West, SLM, and running thence South 85°29'51" East 189.90 feet, and N.73°20'E. 47.65 feet along said north boundary line of Grantor's corridor being parallel to and 155 feet perpendicularly distant northwesterly from the Terminal-Camp Williams 345 kV transmission powerline; thence N. 66°25'33"W. 203.80 feet to a point on the east line of Proposed Decker Lake Lane said point also being on a 482.67 foot radius curve to the left, thence Southwesterly along said curve 93.71 feet (chord bears S.30°54'51"W. 93.56 feet) to the point of beginning;
Containing 0.258 of an acre, more or less

Total Acreage: 19.766 acres, more or less

Subject to easements, restrictions and rights of way currently of record and/or enforceable in law or equity and the general property taxes for the year 1995 and thereafter.

Grantor specially warrants the right, title and interest hereunder conveyed against the claims of any persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed by and through its duly authorized representatives this 9th day of August, 1995.

PACIFICORP, an Oregon corporation,

By Thomas W. Forsgren
Its Vice President

STATE OF UTAH :
: ss.
COUNTY OF SALT LAKE :

On this 9th day of August, 1995, personally appeared before me, Thomas W. Forsgren, who being duly sworn did say that he is a Vice President of PacifiCorp, an Oregon corporation, and that the within and foregoing instrument was signed by authority of said corporation and said Vice President duly acknowledged to me that said corporation executed the same.

Helen Louise Righter
Notary Public
Residing at: Salt Lake City, Utah
My Commission expires: 3/5/97

