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04/18/97 2:40 PM 13.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: J MORGAN ,DEPUTY - MI

When Recorded Mail To:
Mr. Larry H. Miller
5660 South State Street
Murray, Utah 84107

Escrow Number: 306716CP

SPECIAL WARRANTY DEED
{CORPORATE FORM}

BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT, a public corporation organized and existing under the laws of the State of Utah, with its principal office at 9361 South 300 East, Sandy, Utah 84070-2998, of County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to MILLER FAMILY REAL ESTATE, L.L.C., of Murray, Salt Lake County, State of Utah, grantees, for the sum of TEN DOLLARS and OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Salt Lake, State of Utah:

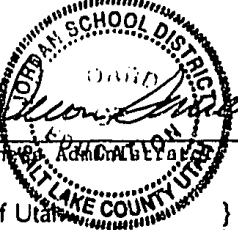
Refer to Exhibit "A" which is attached hereto and by this reference made a part hereof.

Subject to easements, covenants, restrictions, rights of way, and reservations appearing of record and taxes for the year 1997 and there after.

The officers who sign this deed hereby certify that this deed and 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 quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 14th day of April, 1997.

Attest:


C. Devon Sanders
Business Administrator


THE BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT, a Utah Public Corporation
By: Jane C. Callister
Its Board President

State of Utah }
County of Salt Lake } ss.

On this 14 day of April, 1997 personally appeared before me Jane C. Callister and C. Devon Sanders, known to me to be President & Business Administrator of The Board of Education of Jordan School District, a Utah Public Corporation, and known to me to be the persons who executed the within instrument on behalf of said signers and acknowledged to me that such Corporation executed the same.

Cathy Prestwich
Notary Public

My Commission Expires:


Notary Public
CATHY PRESTWICH
300 East 400 South
Salt Lake City, Utah 84111
My Commission Expires
February 14, 2001
State of Utah

JK 7646 PG 248

EXHIBIT "A"

PARCEL NO. 1:

BEGINNING at a point which is on the Easterly right-of-way of "State Street" (U. S. Highway 89), said point being North 54.76 feet and East 140.23 feet from the Southwest Corner Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah, and running thence North 00°02'40" East, along said right-of-way line 824.32 feet to a point on the South line of a 60.00 foot street known as "9250 South"; thence North 89°49'34" East along said line 1148.82 feet; thence along the Westerly right-of-way line of a "Utah Transit Authority" railroad right-of-way South 03°18'53" West 824.76 feet; thence along the Northerly right-of-way of "9400 South Street" (S. R. 209) the following (3) three calls South 89°35'55" West 656.75 feet; thence South 89°37'28" West 218.55 feet; thence North 89°35'38" West 226.49 feet to the point of BEGINNING.

PARCEL NO. 2:

Beginning at a point on the North line of 9250 South Street and the East line of State Street, said point being 148.5 feet, more or less, North of the Southwest Corner of Lot 4, Block 4, Sandy Five Acre Plat, said point also being North 0°02'55" West along the Section line 940.20 feet and East 141.67 feet from the Southwest Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 218.47 feet to a fence line; thence North 0°35' West along said fence line and fence line extended 163.45 feet to a fence; thence West along said fence 11 feet, more or less, to the Easterly line of the East Jordan Canal; thence Southwesterly along said canal to the point of beginning.

The above described property also known by the street address of:
9351, South State Street, Sandy, Utah 84070. (Parcel No. 1)
Approx. 130 East 9270 South, Sandy, Utah 84070. (Parcel No. 2)

* * *

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