

SPECIAL WARRANTY DEED

2454451

(Partnership Form)

COSEC & CO., / A/K/A Cosec & Company
a Partnership, of Ogden City, Weber County, State of
Utah, Grantor, hereby conveys and warrants against all claims by, through,
or under it only, to INTERMOUNTAIN ENTERPRISES, A PARTNERSHIP

Grantee, of Salt Lake, County of Salt Lake, State of Utah,
for good and valuable consideration, the following described real
property situate in Salt Lake County, State of Utah:

SEE ATTACHED LEGAL DESCRIPTION

Recorded MAY - 5 1972
Request of _____ at 1:41 P m.
Fee Paid WALKER BANK & TRUST
Recorder, Salt Lake County, Utah
\$ 390 By [Signature] Deputy
Ref _____

Subject to easements, restrictions of record and taxes for the
current year.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto
affixed by its duly authorized partners, this 4th day of May,
A. D. 19 72.

COSEC & CO.
A/K/A Cosec & Company

By: [Signature]
By: [Signature]
Partners

In the presence of:
[Signature]

State of Utah)
County of Weber) SS.

On the 4th day of May, A. D., 19 72, personally
appeared before me Jerald N. Engstrom and W. W. Leatham,
partners of Cosec & Co., a partnership, the signers of the above instrument
who duly acknowledged to me that they executed the same.



[Signature]
Notary Public,
Residing at Ogden, Utah

Approved by _____
Jensen _____
By [Signature]

Parcel 1: Beginning at a point on the North line of Fayette Avenue in Lot 10 of the North 1/2 of Block 22, Five Acre Plat "A", Big Field Survey, Salt Lake City, 117 feet East of the East line of West Temple Street and running North 135.2 feet; thence North 6°54' East 25 feet; thence East 49.2 feet; thence South 1°24' East 115 feet, more or less; thence South 45 feet to the North line of Fayette Avenue; thence West 55 feet to the point of beginning.

SUBJECT TO a perpetual right of way easement for the uninterrupted operation thereon of an existing spur track and its appurtenances in favor of Bamberger Railroad Company beginning at the Northeast Corner of the aforescribed property and running thence South 1°24' East 115 feet, more or less; thence North 8°54' West 116.4 feet; thence East 15.2 feet to the point of beginning.

Parcel 2: Beginning at a point on the North line of Lot 10 in the North 1/2 of Block 22, Five Acre Plat "A", Big Field Survey, Salt Lake City, 154 feet East of the East property line of West Temple Street, which point is 8.5 feet West of the center line of a spur track, thence running South 94.1 feet; thence West 34 feet, more or less, to a point approximately 10 feet distant measured at right angle from the center line of a curved spur track; thence North 15°27' East 97.6 feet to a point on the North line of said Lot 10, 8.5 feet at right angle from the center of track; thence East 8 feet more or less to the point of beginning.

TOGETHER WITH an easement to use in common with such other persons, firms or corporations to whom the Denver and Rio Grande Western Railroad Company, its successors and assigns, may grant similar rights or easements over the following described property:

Beginning at a point on the North line of Fayette Avenue in said Lot 10, 172 feet East of the East property line of West Temple Street, and running thence North 45 feet; thence North 1°24' West, 115 feet, more or less, thence West 15.2 feet to the Southeast corner of the aforescribed property; thence North 33 feet; thence East 41 feet; thence South 193 feet; thence West 23 feet to the point of beginning.

For the sole purpose of a right of way for John Q. Woodruff, his heirs, assigns, employees, agents and/or business invitees, for ingress and egress to and from the property described herein as Parcel 2.