

D4372

GRANTEE'S ADDRESS:

324 South State Street
Salt Lake City, Utah 84111

note

4679423
23 SEPTEMBER 88 01:14 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: JANET WONG , DEPUTY

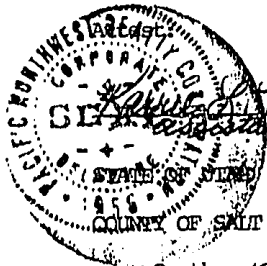
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WARRANTY DEED

Pacific Northwest Realty Corp., a Delaware corporation, authorized to do business in the State of Utah with its principal office located at 295 Chipeta Way, P. O. Box 8900, Salt Lake City, Utah 84108-0900 hereby conveys and warrants to Municipal Building Authority of Salt Lake City, Salt Lake County, Utah, a non-profit corporation duly organized and so existing under the laws of the State of Utah, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the tract of land in Salt Lake County, State of Utah, described on Exhibit "A" attached hereto SPECIFICALLY SUBJECT TO the exceptions set forth in Exhibit "B" attached hereto.

The officers who sign this Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under resolution duly adopted by the Board of Directors at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 12th day of September, 1988.



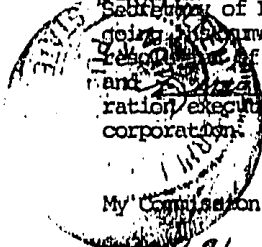
(Seal)

Pacific Northwest Realty Corp.,
A Delaware Corporation

By: K. J. Cassmus
Vice President

)
) ss.
)
COUNTY OF SALT LAKE)

On the 12th day of September, 1988, personally appeared before me duly sworn did say, each for himself, that he, the said K. J. Cassmus is the President, and he, the said K. Hummel is the Assistant Secretary of Pacific Northwest Realty Corp., and that the within and foregoing document was signed in behalf of said corporation by authority of a Resolution of its Board of Directors and said K. J. Cassmus and K. Hummel each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



My Commission Expires: 11-91

K. J. Cassmus
Notary Public

Residing at Salt Lake City, Utah

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EXHIBIT "A"

Beginning at a point being South 00°01'26" East 5.9 feet and South 89°57'22" West 6.0 feet from the Southwest corner of Lot 2, Block 50, Plat "B", Salt Lake City Survey, said point being at the intersection of the Easterly right-of-way line of 300 East Street and the Northerly right-of-way line of 200 South Street as shown on that survey and map for Pacific Northwest Realty, a subsidiary of Williams Company, dated February 22, 1985, by Bingham Engineering; thence along said Easterly right-of-way line North 0°02'38" West 264.46 feet to the centerline of Arnold Place; thence leaving said Easterly right-of-way line along said centerline North 89°58'29" East 161.14 feet; thence leaving said centerline North 0°45'00" West 71.53 feet to a point on the Northerly line of Lot 3, in said Block 50 Plat "B"; thence along said Northerly line of Lot 3 North 89°58'28" East 93.65 feet; thence leaving said Northerly line of Lot 3 North 0°02'38" West 165.04 feet to a point on the Northerly line of Lot 4 in said Block 50, Plat "B"; thence along said Northerly line of Lot 4 North 89°58'25" East 41.31 feet; thence leaving said Northerly line of Lot 4 South 0°02'38" East 165.04 feet to the Northerly lot line of said Lot 3; thence along said Northerly line of Lot 3 North 89°58'28" East 41.31 feet to the Northeast corner of said Lot 3; thence along the Northerly lot line of Lot 8 in said Block 50, Plat "B", North 89°58'28" East 37.56 feet (record 37.50 feet); thence along a line parallel to the Westerly line of said Lot 8 South 0°02'38" East 335.95 feet to the Northerly right-of-way line of 200 South Street; thence along said Northerly right-of-way line South 89°58'34" West 37.56 feet (record 37.50 feet) to a point being South 0°02'38" East 5.9 feet from the Southwest corner of Lot 1 in said Block 50 Plat "B"; thence South 89°58'34" West 336.53 feet to the point of beginning. In Salt Lake County, Utah.

The above described property is subject to any rights of way and easements which may exist in, on, under or over those portions of the above described property lying within vacated portions of 2nd South and 3rd East Streets.

Together with all rights of way appurtenant to said property, including but not limited to the following:

Beginning at a point being South 89°58'28" West 6.00 feet South 0°02'38" East 60.02 feet from the Northwest Corner of Lot 3, Block 50, Plat "B", Salt Lake City Survey; said point being on the Easterly right-of-way line of 300 East Street; thence leaving said Easterly right-of-way line along the Northerly line of Arnold Place North 89°58'29" East 154.75 feet; thence South 0°02'38" East 11.50 feet to the centerline of Arnold Place; thence along said centerline South 89°58'29" West 154.75 feet to said Easterly right-of-way of 300 East Street; thence along said Easterly right-of-way line North 0°02'38" West 11.50 feet to the point of beginning.

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Beginning at a point being North 89°58'34" East 37.56 feet and South 0°02'38" East 5.9 feet from the Southwest corner of Lot 1, Block 50, Plat "B", Salt Lake City Survey, said point being on the Northerly right-of-way line of 200 South Street; thence leaving said Northerly right-of-way line North 0°02'38" West 158.94 feet; thence South 89°58'31" West 40.06 feet; thence North 0°02'38" West 12.00 feet to the Northerly line of Lot 2 in said Block 50, Plat "B"; thence along said Northerly lot line North 89°58'31" East 2.50 feet to the Northwest corner of Lot 1 in said Block 50, Plat "B"; thence along the Northerly line of said Lot 1 North 89°58'31" East 37.56 feet; thence leaving said Northerly line of Lot 1 North 0°02'38" West 19.10 feet; thence North 89°58'31" East 10.00 feet; thence South 0°02'38" East 190.04 feet to the Northerly right-of-way line of 200 South Street; thence along said Northerly right-of-way line South 89°58'34" West 10.00 feet to the point of beginning.

Beginning at a point being North 89°58'28" East 138.22 feet from the Northwest corner of Lot 3, Block 50, Plat "B", Salt Lake City Survey, said point being on the Northerly line of said Lot 3; thence along said Northerly line of Lot 3 North 89°58'28" East 16.53 feet; thence leaving said Northerly line of Lot 3 South 0°02'38" East 83.02 feet; thence South 89°58'29" West 16.53 feet; thence North 0°02'38" West 83.02 feet to the point of beginning.

Together with and subject to the following described right-of-way:

Beginning at a point being North 0°02'38" West 155.04 feet and South 89°58'25" West 6.00 feet from the Southwest corner of Lot 4, Block 50, Plat "B", Salt Lake City Survey, said point being on the Easterly right-of-way line of 300 East Street; thence leaving said Easterly right-of-way line North 89°58'25" East 171.27 feet; thence South 0°02'38" East 6.50 feet; thence North 89°58'25" East 82.63 feet; thence South 0°02'38" East 148.54 feet; thence North 89°58'28" East 41.31 feet; thence North 0°02'38" West 171.04 feet to a point 6.00 feet North of the Northerly line of Lot 4, in said Block 50, Plat "B"; thence South 89°58'25" West 295.21 feet to the Easterly right-of-way line of 300 East Street; thence along said Easterly right-of-way line South 0°02'38" East 16.00 feet to the point of beginning.

Subject to the following described right-of-way:

Beginning at a point being South 89°58'28" West 6.00 feet and South 0°02'38" East 71.52 feet from the Northwest corner of Lot 3, Block 50, Plat "B", Salt Lake City Survey, said point being on the Easterly right-of-way line of 300 East Street and the centerline of Arnold Place; thence along said centerline North 89°58'29" East 154.75 feet; thence South 0°02'38" East 11.50 feet; thence South 89°58'29" West 154.75 feet to the Easterly right-of-way line of 300 East Street; thence North 0°02'38" West 11.50 feet to the point of beginning.

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EXHIBIT -B-

PERMITTED EXCEPTIONS

1. All assessments and taxes for the year 1988 and all subsequent years.
2. Right of Way as created in those Warranty Deeds recorded on April 12, 1909, as Entry No. 247858, in Book 8-D, at Page 121, and on September 14, 1911, as Entry No. 284974, in Book 8-Y, at Page 39, Salt Lake County Recorder's Office. Said Right of Way being described as:

COMMENCING AT A POINT 71.5 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3, BLOCK 50 PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 11.5 FEET; THENCE EAST 8 RODS; THENCE NORTH 11.5 FEET; THENCE WEST 8 RODS TO THE POINT OF BEGINNING.

3. Right of Way and Easement Grant, dated December 14, 1950, in favor of MOUNTAIN FUEL SUPPLY COMPANY, a Utah Corporation, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities, through and across a portion of the Property. Said Right of Way and Easement Grant recorded January 11, 1951, as Entry No. 1230565, in Book 828, at Page 345, Salt Lake County Recorder's Office.
4. Right of Way and Easement Grant, dated September 13, 1950, in favor of MOUNTAIN FUEL SUPPLY COMPANY, a Utah Corporation, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities, through and across a portion of the Property. Said Right of Way and Easement Grant recorded January 11, 1951, as Entry No. 1230566, in Book 828, at Page 346, Salt Lake County Recorder's Office.
5. Right of Way and Easement Grant, dated September 11, 1950, in favor of MOUNTAIN FUEL SUPPLY COMPANY, a Utah Corporation, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities, through and across a portion of the Property. Said Right of Way and Easement Grant recorded January 11, 1951, as Entry No. 1230567, in Book 828, at Page 347, Salt Lake County Recorder's Office.

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6. Right of Way and Easement Grant, dated September 06, 1950, in favor of MOUNTAIN FUEL SUPPLY COMPANY, a Utah Corporation, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities, through and across a portion of the Property. Said Right of Way and Easement Grant recorded January 11, 1951, as Entry No. 1230568, in Book 828, at Page 348, Salt Lake County Recorder's Office.
7. Right of Way and Easement Grant, dated September 13, 1950, in favor of MOUNTAIN FUEL SUPPLY COMPANY, a Utah Corporation, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities, through and across a portion of the Property. Said Right of Way and Easement Grant recorded January 11, 1951, as Entry No. 1230569, in Book 828, at Page 349, Salt Lake County Recorder's Office.
8. Subject to those rights of way and easements located in, on, under or over those portions of the Property lying within vacated portions of 2nd South and 3rd East Streets as reserved in the Ordinance vacating same recorded April 30, 1957, as Entry No. 1536807, in Book 1409, at Page 297, and by Amended Ordinance recorded November 05, 1957, as Entry No. 1565408, in Book 1460, at Page 333, Salt Lake County Recorder's Office.
9. Subject to matters, as disclosed by a survey prepared by BINGHAM ENGINEERING, having been certified under the date of March 18, 1985, and revised on March 20, 1985, by J. LAWRENCE DAVIS, a Registered Land Surveyor holding License No. 1695, including but not limited to the following items:
- A) Utility lines extending westerly from a pole located upon the Property to the aforesaid "Palace Apartments".
 - B) Encroachment of a retaining wall appurtenant to said Property upon property adjacent northerly to the extent of approximately 0.85 feet.
 - C) Utility lines, poles and appurtenant facilities across a northerly portion of the Property (located partially over those portions designated as "Ramp Up" and "Ramp Down").
 - D) Encroachment of a parking ticket dispenser, pole, concrete pad and electrical facilities upon property adjacent easterly to the Property. Said encroachment being located near those portions designated "Ramp Up" and "Ramp Down" on said survey.

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H) Encroachment of that portion of the Property designated "Ramp Up" upon property adjacent Easterly to the extent of approximately 0.55 feet.

F) Encroachment of a fence appurtenant to Property adjacent Northerly upon a portion of the Property to the extent of approximately 1.5 feet, being generally located at approximately the Northeast corner of the 2 level parking garage as shown on said survey.

G) Encroachment of asphalt parking lot on property adjacent Easterly upon the Property to the extent of approximately 8.3 feet.

H) Encroachment of a light pole together with electrical lines and facilities appurtenant thereto, said pole being appurtenant to a parking lot lying East of the Property.

I) Utility lines, poles and appurtenant facilities as the same are shown on said survey, which lines service property lying East of the Property and designated "Twilite Lounge" and "A.C. Parking Lot".

J) Encroachment of that building designated as "Twilite Lounge" to the extent of approximately 0.6 feet upon the 10 foot right of way adjacent to the East line of the Property.

K) Easterly extension of Arnold Place, being 23 feet wide by 98.75 feet in depth, more or less, and noted "Right of Way claimed by Mountain Fuel" as shown on said survey.

L) Location of a fenceline appurtenant to the Property approximately 0.3 feet West of the East line thereof.

10. Any encumbrance or other title matter caused by the actions or inactions of Purchaser.
11. Said Property is located within the boundaries of Salt Lake City and is subject to charges and assessments levied thereunder.

-PURCHASER-
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