

WARRANTY DEED

MAX MERLIN PHILLIPS AND GAYLE PHILLIPS, Successor Trustees and
LUCILE BRERETON PHILLIPS, Trustee, Under The Arthur Max Phillips Revocable Trust
dated July 1, 1981

Grantor of Provo, Utah
hereby CONVEY AND WARRANT to PAYSON-UTAH ASSOCIATES, A Washington
Limited Partnership

Grantee of 300 120th Avenue NE, Building 3, Suite 212, Bellevue, Washington 98005
Street Address City County State

for the sum of \$10.00 and other valuable consideration ----- DOLLARS
the following described tract of land in Utah County,
State of Utah. to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF)

RECORDED AT THE REQUEST OF
SECURITY TITLE & ABSTRACT CO.
1985 AUG 27 AM 9:31
M.L.A. & REID
UTAH COUNTY CLERK
BY [Signature]
CLERK

24394

WITNESS THE HAND of said Grantor of this 26th day of
August, A. D. 19 85

Signed in the presence of

Lucile Brereton Phillips Trustee
Max Merlin Phillips Successor Trustee
Gayle Phillips Successor Trustee

STATE OF UTAH,

County of UTAH ss.

On the 26th day of August, A. D. 19 85, personally appeared

before me, a Notary Public in and for the State of Utah, Max Merlin Phillips and Gayle
Phillips, Successor Trustees and Lucile Brereton Phillips, Trustee of the Arthur
Max Phillips Revocable Trust dated July 1, 1981
the signers of the above instrument, who duly acknowledged to me that they executed the same.



David H. Farver
Notary Public
Residing at Provo, Utah

MAIL TAX NOTICE TO

GRANTEE

EXHIBIT "A"
(ATTACHED TO WARRANTY DEED DATED AUGUST 26, 1985)

Beginning at a point which is West 1545.09 feet and North 1564.23 feet from the Southeast corner of Section 9, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89° 38' 10" West 217.80 feet to the East right of way of 900 East Street; thence North 0° 24' 46" East along said right of way 295.00 feet; thence South 89° 38' 10" East 217.80 feet; thence South 0° 24' 46" West 295.00 feet to the point of beginning.

Subject to an existing ditch extending along the West side of said land.

Together with a right of way and easement to construct, operate, maintain, replace, reconstruct, enlarge, improve, repair and remove utility service lines and sewer pipe line including rights of access thereto over, under and across grantors adjoining property to the East of and adjacent to the hereinabove described land along the proposed extension of 200 North Street East, to point of junction with the Payson City Sewer Line as presently installed in grantors land at a point which is approximately 1100 East, Payson, Utah.

Grantee is granted the right to have any excess water from the parking areas created on hereinabove described property drain or flow onto Grantors adjoining property.

Subject to an undivided 1/2 interest in and to all oil, gas, petroleum, naptha, and other hydrocarbon substances and minerals, etc., as reserved by Federal Farm Corporation in Warranty Deed recorded August 11, 1941, as Entry No. 7210, in Book 361, at Page 45, records of Utah County Recorder and subsequently conveyed by said Corporation to the United States of America by Quit Claim Deed recorded October 10, 1957, as Entry No. 14757, in Book 761, at Page 76, records of Utah County Recorder.

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