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WHEN RECORDED PLEASE RETURN TO:

JACOBSEN INVESTMENT COMPANY
265 East 100 South, Suite 110
Salt Lake City, Utah 84111

5784475
04/04/94 4:48 PM 14.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY:D KILPACK DEPUTY - WI

QUIT-CLAIM DEED

5784475

THE ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, an agency of the Government of the United States of America, who acquired title as The Administrator, U.S. Small Business Administration, an Agency of the United States of America, grantor, hereby Quit-Claims to

JACOBSEN INVESTMENT COMPANY, a
Utah general partnership

Grantee, for Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the following described tract(s) of land in Salt Lake County, State of Utah:

See EXHIBIT "A" attached hereto and by this reference made a part hereof for the legal description.

Dated this 15th day of April, 1994.

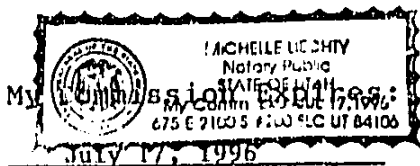


Karl W. Wernick
Acting Chief, Portfolio
Management
U.S. Small Business Administration

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

On the 15th day of April, 1994, personally appeared before me KARL W. WERNICK, known to me to be the Acting Chief Portfolio Management of the Small Business Administration and the person who executed the above instrument on behalf of said Agency by authority delegated to him, who acknowledged to me that such Agency executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.



Michelle L. Smith
NOTARY PUBLIC
Residing at:

Salt Lake City, Utah

LTC #11635.

BK6910PG2186

EXHIBIT "A"

BEGINNING at a point which is South 33.00 feet and East 78.78 feet from the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 280.22 feet; thence North 33.27 feet to the North line of said Section 3; thence North 89°57'27" East along the Section Line 431.86 feet; thence South 0°03'08" East 233.60 feet; thence North 89°57'27" East 496.00 feet; thence South 0°03'08" East 100.00 feet, more or less, to a point on an existing fence line and the Northerly boundary of the LEATHAM BROTHERS, INC., property as described in that certain Deed recorded as Entry No. 4204104; thence South 89°58'22" West along said fence and boundary line 672.31 feet, more or less, to a point in the centerline of a canal and the Westerly boundary of said LEATHAM BROTHERS, INC., property; thence South 14°25'24" East, more or less, along said Westerly boundary line, 330.19 feet; thence West 247.56 feet; thence on a 1015.92 foot radius curve to the right 241.64 feet, having a central angle of 13°37'41" and whose long chord bears North 46°56'43" West 241.07 feet; thence on a 1105.92 foot radius curve to the right 499.25 feet, having a central angle of 25°51'55" and whose long chord bears North 23°08'56" West 495.02 feet, to the point of BEGINNING.

TOGETHER WITH an easement for ingress and egress and utilities over, under and across a portion of property being the Southerly 60 feet of the following described property:

Beginning at a point which is South 33.00 feet and East 78.78 feet and East 280.22 feet and North 33.27 feet and North 89°57'27" East along the Section Line 431.86 feet from the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°57'27" East along the Section Line 496.00 feet; thence South 0°03'08" East 233.60 feet; thence South 89°57'27" West 496.00 feet; thence North 0°03'08" West 233.60 feet to the point of beginning.

NOTE: The basis of bearing for these descriptions is North 89°57'27" East along the Section Line from the Northwest corner of Section 3 to the North quarter corner of said Section 3. The Northwest corner of Section 3 as used in this description lies North 0°10'32" East 34.69 feet of a point referred to in several deeds as the Northwest corner, as more particularly disclosed by that certain Boundary Survey prepared by CRS Consulting Engineers, Inc., dated April 5, 1990, known as Drwg. No. 8048.

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