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WHEN RECORDED, MAIL TO:

Stevsim, Inc.
1507 Avenue M
Brooklyn, New York 11230

6819548
12/19/97 4:48 PM 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: R FRESQUES DEPUTY - WI

Space Above for Recorder's Use

SPECIAL WARRANTY DEED

[CORPORATE FORM]

WILLOW CREEK SYSTEMS, INC., a Utah corporation, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah grantor, hereby CONVEYS AND WARRANTS against the Acts of the Grantor only to

STEVSIM, INC., a Delaware corporation,

of Salt Lake City, State of Utah grantee for the sum of ~~TEN DOLLARS~~ TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ~~XXXXXX~~ the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 18th day of December, A. D. 19 97

Attest:

Secretary.

WILLOW CREEK SYSTEMS, INC., a Utah corporation
By *[Signature]*
GEORGE E. RICHARDS President.

[CORPORATE SEAL]

STATE OF UTAH,
County of Salt Lake

ss.

On the 18th day of December, A. D. 1997 personally appeared before me ~~and~~ GEORGE E. RICHARDS who being by me duly sworn did say, each for himself, that he, the said is the ~~secretary~~ president, and he, the said of WILLOW CREEK SYSTEMS, INC., a Utah corp, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said GEORGE E. RICHARDS each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



[Signature]
Michelle Lechty
Notary Public.
My residence is SLC, Utah

BK. 7835 Pg. 2538

01/03/07 07:00:00

Exhibit "A"

LEGAL DESCRIPTION

Situated in Salt Lake County, State of Utah, to-wit:

PARCEL 1:

BEGINNING on the South right-of-way line of North Temple Street at a point North 89°12'01" East 504.03 feet, more or less, and North 700.45 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said Section corner being an unmarked County Survey Monument located at the South right-of-way line of the Salt Lake Garfield and Western Railroad, said beginning point is also South 0°04'57" West 34.69 feet and North 89°12'01" East 504.03 feet, more or less, and North 700.45 feet, more or less, from an unmarked County Survey Monument which is South 89°57'27" West 2639.8 feet from the North Quarter corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian as shown on the Area Reference Plat on file in the Salt Lake County Surveyor's Office, and said point of beginning being also North 89°58'38" East 501.33 feet and South 66.60 feet from a Salt Lake City Survey Monument, said Monument being South 89°58'38" West 2577.29 feet from a Salt Lake City Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning having also been described as being East 504 feet and North 704 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 210.00 feet; thence South 89°58'38" West 0.20 feet to a fence line; thence South 0°14'09" West along said fence line 121.51 feet; thence South 89°58'38" West 161.82 feet; thence North 331.51 feet to the South right-of-way line of said North Temple Street; thence North 89°58'38" East along said South line, 162.52 feet to the point of BEGINNING.

PARCEL 2:

A perpetual, non-exclusive easement for ingress and egress, appurtenant to **PARCEL 1**, created by that certain Easement And Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547 of the Official Records of the Salt Lake County Recorder, over the following described tract of land, to-wit:

BEGINNING on the South line of North Temple Street at a point 323.33 feet North 89°58'38" East and South 66.60 feet from a Salt Lake City Survey Monument, said monument being South 89°58'38" West 2577.29 feet from a Salt Lake City Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning being also East 326 feet and North 704 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 360 feet, more or less; thence South 19°28'15" East 6.06 feet to the Southeast corner of the land conveyed to ROBERT H. BREINHOLT and JANE T. BREINHOLT in that certain Special Warranty Deed recorded April 16, 1993 as Entry No. 5479167 in Book 6640 at Page 2658 of the Official Records of the Salt Lake County Recorder; thence East 28 feet; thence North 19°28'15" West 6.06 feet; thence North 360 feet, more or less, to the South line of North Temple Street; thence West 28 feet to the point of BEGINNING.

PARCEL 3:

A perpetual, non-exclusive easement for ingress and egress, appurtenant to **PARCEL 1**, created by that certain Easement And Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547 of the Official Records of the Salt Lake County Recorder, over the following described tract of land, to-wit:

BEGINNING at a point North 89°58'38" East 351.33 feet and South 383.91 feet from a Salt Lake City Survey Monument, said monument
(Continued)

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being South 89°58'38" West 2577.29 feet from a Salt Lake City Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning being also East 354 feet and North 704 feet, more or less, and South 317.51 feet from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°58'38" East 149.36 feet to a fence line; thence South 0°14'09" West along said fence line 28.00 feet; thence South 89°58'38" West 149.25 feet; thence North 28.00 feet to the point of BEGINNING.

SUBJECT TO current general taxes, easements, restrictive covenants and rights of way of record.

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