

When recorded mail to:
Heber S. Jacobsen
2735 East Parleys Way, #201
Salt Lake City, Utah 84

7622375
04/21/2000 09:18 AM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
BY: SEM, DEPUTY - WI 2 P.

**WARRANTY DEED
(CORPORATE FORM)**

JACOBSEN INVESTMENT COMPANY, INC., a Utah Corporation successor
by merger to JACOBSEN BROTHERS, INC., a Utah Corporation by
merger dated March 31, 1986

7622375

, a corporation
organized and existing under the laws of the State of Utah, with
its principal office at Salt Lake City, County of Salt Lake, State
of Utah

Grantor hereby CONVEYS AND WARRANTS to

Heber S. Jacobsen

Grantee

of Salt Lake City, County of Salt Lake, State of Utah, for
the sum of TEN DOLLARS AND NO/100-----DOLLARS,
And other Good and Valuable consideration

the following described tract of land in Salt Lake County,
State of Utah:

See legal description attached hereto as Exhibit "A"

This deed is given, pursuant to U.C.A. 16-10-101, as an
integral part of the winding up of the affairs of JACOBSEN
INVESTMENT COMPANY, INC., a Utah Corporation successor by merger
to JACOBSEN BROTHERS, INC., a Utah Corporation by merger dated
March 31, 1986

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 April, A.D. 2000

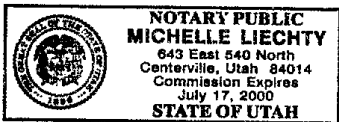
JACOBSEN INVESTMENT COMPANY INC., a
Utah Corporation
Attest: _____)
Secretary.) By Heber S. Jacobsen
Heber S. Jacobsen, President.

STATE OF Utah _____)
) ss.
COUNTY OF Salt Lake _____)

On the 18th day of April, 2000 personally appeared before me
Heber S. Jacobsen, who being by me duly sworn did say that he is
the President of JACOBSEN INVESTMENT COMPANY, INC., a Utah
Corporation successor by merger to JACOBSEN BROTHERS, INC., a Utah
Corporation by merger dated March 31, 1986 and that the foregoing
instrument was signed on behalf of said corporation by authority
of a resolution of its Board of Directors, and said Heber S.
Jacobsen acknowledged to me that said corporation executed the
same.

Michelle Liechty
NOTARY PUBLIC
Residing at
LTC #23379

My Commission Expires:



8K8356PG6006

EXHIBIT "A"

Beginning at the intersection of the East line of a 28 foot right of way with the North line of the Salt Lake Garfield and Western Railroad right of way, at a point North 89°12'01" East 359.02 feet, more or less, and North 32.82 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 359.02 feet, more or less, and North 32.82 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 running thence along the East line of said 28 foot wide right of way for three courses as follows: North 295.45 feet; thence North 19°28'15" West 15.00 feet; thence North 28.48 feet, more or less, to the South line of property conveyed to STEVSIM, INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548, in Book 7835, at Page 2538 of the official records of the Salt Lake County Recorder; thence North 89°58'38" East along said South line 12.00 feet; thence South 31.81 feet, more or less; thence North 89°58'38" East 138.00 feet; thence North 153.33 feet; thence North 89°58'38" East 175.00 feet; thence North 210.00 feet to the South line of said North Temple Street; thence North 89°58'38" East along said South line 301.00 feet; thence South 669.42 feet to the North right of way line of the Salt Lake Garfield and Western Railroad; thence South 89°57'41" West 621.00 feet to the point of beginning.

SUBJECT TO current general taxes, easement, restrictions and rights of way of record.

BK8356PG6007