

Return To:
Listeners Community Radio of Utah, Inc.
230 South 500 West #105
Salt Lake City, Utah 84101

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04/21/2000 09:18 AM 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
BY: SRM, DEPUTY - WI 3 P.

WARRANTY DEED

Heber S. Jacobsen

grantor
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to

LISTENERS COMMUNITY RADIO OF UTAH, INC., a Utah Corporation

grantee

of Salt Lake City, County 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"

Subject to (i) current general property taxes (ii) covenants,
conditions and restrictions and (iii) rights of way and easements
of record and in existence on the ground including, but not
limited to, those ditches, canals, pipes, culverts and related
facilities located on and under the above described property as
depicted in that certain Boundary Survey dated October 14, 1999,
prepared by McNeil Engineering and Land Surveying, L.C., under Job
No. 99647 and filed with the Salt Lake County Surveyor as
S00-02-0148.

WITNESS, the hand of said grantor, this 18th day of, April, A.D.
2000

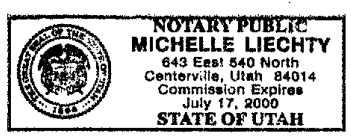
Heber S. Jacobsen
Heber S. Jacobsen

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

On the 18th day of April, 2000, personally appeared before me
Heber S. Jacobsen the signer of the within instrument who duly
acknowledged to me that he executed the same.

Michelle Liechty
NOTARY PUBLIC

My Commission Expires: 7/17/2000 Residing at: Salt Lake City, Utah



LTC #23379

BK8356PG6008

EXHIBIT "A"

PARCEL 1:

BEGINNING at a point North 89°58'38" East 501.33 feet and South 0°04'57" West (South in some instruments of record) 66.60 feet and South 0°11'08" West (South in some instruments of record) 210.00 feet and South 89°58'38" West 0.20 feet and South 0°03'01" West (South 0°14'09" West in some instruments of record) along an existing fence line 121.51 feet from a Salt Lake City Survey Monument, said Salt Lake City Monument being North 739.33 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 Survey Monument also being South 89°58'38" West 2577.29 feet from a Salt Lake City Survey Monument located at the intersection of North Temple Street and Redwood Road, and said point of beginning also being on 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; and running South 0°03'01" West along an existing fence line 158.58 feet; thence South 89°58'38" West 156.17 feet; thence North 0°11'08" West 115.96 feet; thence North 19°39'22" West 14.99 feet; thence North 0°11'08" West 28.50 feet, more or less, to the South line of the said STEVSIM, INC. property; thence North 89°58'38" East along said South line 161.82 feet, more or less, to the point of BEGINNING.

PARCEL 2:

A perpetual, non-exclusive right-of-way and easement for vehicular and pedestrian ingress and egress appurtenant to PARCEL 1, created by that certain Easement And Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547, in Book 7835, at Page 2526 of the Official Records of the Salt Lake County Recorder, over, through, and across the following described tract of land, to-wit:

BEGINNING on the South right-of-way 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 right-of-way line of North Temple Street; thence West 28 feet to the point of BEGINNING.

PARCEL 3:

A perpetual, non-exclusive right-of-way and easement for vehicular and pedestrian ingress and egress appurtenant to PARCEL 1 created by that certain Easement And Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547, in Book 7835, at Page 2526 of the official records of the Salt Lake County Recorder, over, through, and across the following described tract of land, to-wit:

BEGINNING at a point North 89°58'38" East 351.33 feet and South
(Continued)

BK 8356 PG 6009

383.91 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 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.

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