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11/12/2004 11:18 AM \$12.00
Book - 9059 Pg - 8248-8249
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: SAM, DEPUTY - WI 2 P.

Recording Requested by:
Associated Title Insurance Agency, LLC
2795 East Cottonwood Parkway, Suite 440
Salt Lake City, UT 84121
(801) 944-2926

AFTER RECORDING RETURN TO:
HSJ Properties
30 Orange Street
Salt Lake City, UT 84104

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **071-4360907 (daq)**
A.P.N.: **15-03-101-024-0000**

Utah Steel Company, Incorporated, Grantor, of **Salt Lake City, Salt Lake County, State of UT**, hereby CONVEY AND WARRANT to

Jacobsen Investment Company, LLC, Grantee, of **Salt Lake City, Salt Lake County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

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 this description 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 survey prepared by CRS Consulting Engineers, Inc., dated 4/5/90, known as Tracing No. 8048.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2004** and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 10, 2004**.

BK 9059 PG 8248

Utah Steel Company, Incorporated, an Utah Corporation

Douglas Ray Bauman
By: Douglas Ray Bauman, Executive Vice President

John Grande, Jr.
By: John Grande, Jr., Vice President

STATE OF **Utah**)
)Ss.
COUNTY OF **Salt Lake**)

On November 10, 2004, personally appeared before me, **Douglas Ray Bauman, Exec. Vice President and John Grange, Jr., Vice President of Utah Steel Company, Incorporated** the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Debra Quinn
Notary Public

(Printed Name)
My Commission expires: _____

