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7138779  
10/30/98 4:52 PM 14-00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
REC BY: R JORDAN DEPUTY - WI

WHEN RECORDED, MAIL TO:  
Harmsen Family Partnership, et al  
350 South 400 East  
Salt Lake City, Utah 84111

497054AW

Space Above This Line for Recorder's Use

**SPECIAL WARRANTY DEED**

7138779

**Oquirrh Associates, LLC, a Utah limited liability company** Grantors,

hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

**Harmsen Family Limited Partnership, a Utah limited partnership and HH Land & Cattle Co., a Nevada corporation, Grantee,** of Salt Lake City, Salt Lake County, State of Utah,

for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah:

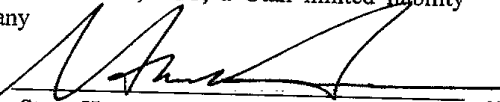
See Exhibit "A" attached hereto and by this reference made a part hereof.

**SUBJECT TO** a right of occupancy in said property in and to LaVon Hill, whose address is 641 East 4128 South, Salt Lake City, Utah, in accordance with the terms of Fuller B. Bailey's Last Will and Testament dated February 17, 1989, a copy of which may be obtained from the Third Judicial District Court of Salt Lake County, State of Utah, Probate No. 953900644 ES, as set forth and disclosed in the certain Deed Recorded February 18, 1997 as Entry No. 6573825 in Book 7599 at page 2251 of Official Records, and subject to the above grantee being responsible for payment of the insurance on the property, real estate taxes and water assessment during such tenancy.

**SUBJECT TO** all easements, covenants, conditions, restrictions, rights of way, and reservations appearing of record, and taxes for the year 1998, and thereafter.

WITNESS the hands of said Grantors this 30th day of October, 1998.

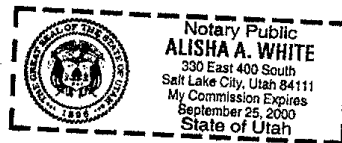
Oquirrh Associates, LLC, a Utah limited liability company

By:   
Name: Steve Harmsen  
Its: Manager

STATE OF UTAH )  
 )ss.  
County of Salt Lake )

On the 30th day of October, 1998, personally appeared before me Steve Harmsen, who being by me duly sworn did say, each for himself, that he is the managing member of Oquirrh Associates, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

  
NOTARY PUBLIC



BK 8 | 146 PG 2 | 28 |

EXHIBIT A  
LEGAL DESCRIPTION

BEGINNING at a point South 0°13' West 187.09 feet and North 87°59'36" West 117.80 feet from the Northeast corner of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 87°59'36" West 235 feet; thence South 6°33'40" East 53.83 feet; thence South 5°30' West 53 feet; thence South 11° West 24.50 feet; thence by a curve to the left (radius South 79° East 13.50 feet) a distance of 22.79 feet; thence South 85°42'36" East 226.26 feet; thence North 0°13' East 155.02 feet to beginning.

ALSO BEGINNING at a point South 0°13' West 187.09 feet and North 87°59'36" West 362.80 feet from the Northeast corner of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian, thence North 87°59'36" West 55 feet; thence South 3°48'04" West 81.27 feet; thence South 69° East 66.5 feet; thence North 5°30' East 49 feet; thence North 6°45'21" West 54.60 feet to beginning.

LESS the North 20 feet of the two parcels of land described above and subject to a corresponding right-of-way over the North 20 feet of the property situated between the two described parcels and a corresponding right-of-way in and to said 20 feet of land from the present gateway and entrance to Old Farm on 7th East Street through and over the main driveway running West from said 7th East Street as described and more fully set forth in the certain Warranty Deed on file and of Record in the Salt Lake County Recorder's Office as Entry No. 4662778 at Book 6055, Page 2063.

ALSO RIGHT-OF-WAY over the property situate between the two above described parcels of land and also a right-of-way in and to said tract of land from the present gate-way and entrance on 7th East Street through and over the main driveway running West from 7th East Street to said premises.

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