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File Number: 97017146

6774551
10/28/97 3:00 PM 25.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE, DEPUTY - WI
REC BY: L NISH

MAIL TAX NOTICE TO:
5600 WEST, L.L.C.
1132 South 500 West
Salt Lake City, Utah 84101

SPECIAL WARRANTY DEED

**JOSEPH K. KNORR, TRUSTEE of the JOSEPH K. KNORR
FAMILY TRUST, dated March 17, 1986**

, GRANTOR(S)

of 6302 South Westridge Street, Murray, 84107, COUNTY of SALT LAKE, STATE of UTAH, hereby CONVEYS and WARRANTS only against encumbrances arising by through, and under Grantor or Joseph K. Knorr only to:

5600 WEST, L.L.C., a Utah Limited Liability Company

, GRANTEE(S)

of 1132 South 500 West, Salt Lake City, 84101, COUNTY of SALT LAKE, STATE of UTAH, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights of Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 24 day of Oct, 1997.

Joseph Knorr

JOSEPH K. KNORR, Trustee

STATE OF UTAH)

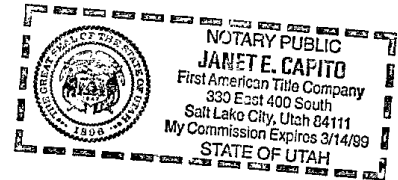
Salt Lake)
COUNTY OF ~~WASHINGTON~~)

On this 24th day of October, 1997 personally appeared before me, JOSEPH K. KNORR, as Trustee of the JOSEPH K. KNORR FAMILY TRUST, dated March 17, 1986, who by me being duly sworn (or affirmed) upon oath that he is the trustee of the above-named Family Trust and that the foregoing instrument was executed pursuant to the trust agreement as may be required by law, and acknowledged to me that such person executed the same as the act of said trust.

Janet E. Capito

NOTARY PUBLIC

My commission expires: 3-14-99 *fec*
~~September 12, 1998~~
Residing in: Salt Lake City, Utah



BK 7791 PG 24 18

EXHIBIT "A"

All of the East half of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian.

EXCLUDING those portions of the above described land recorded in the office of the County Recorder of said Salt Lake County, as follows:

1. A strip of land 100 feet in width being 50 feet wide on each side of the center line of the Grantee's main line of Railway as the same is now surveyed, located and being constructed along, over and across the Northeast quarter of said Section 11 and which said center line of said railway is more particularly described as:

Beginning at a point 1033 feet South of the Northeast corner of said Section 11; and running thence in a straight line South 77 deg. 33' West 2706.5 feet, and leaving said quarter section on the West line thereof at a point which is 1611 feet South of the Northwest corner of said quarter Section, as conveyed to Western Pacific Railway Company by Warranty Deed recorded as Entry No. 207046, in Book 7-0 of Deeds, at Page 2.

2. A triangular shaped piece of land lying in the Northeast quarter of said Section 11, more particularly described as:

Beginning at a point on the West line of the Northeast quarter of said Section 11, said point being South 1487.5 feet, more or less, from the North quarter corner of said Section 11, said point being also on the Northerly side of and 50 feet distant from measured at right angles, to the center line of the Western Pacific Railroad Line change as now located and being constructed; thence parallel to and 50 feet distant from the center line of said railroad line on a curve to the left tangent to a course North 89 deg. 00' East radius 5729.63 feet distant 1144.8 feet, more or less, to a point on the right of way deeded to the Western Pacific Railroad Company by Deed recorded as Entry No. 207046, in Book 7-0, at Page 2; thence along said right of way South 77 deg. 33' West 1152 feet, more or less, to a point on the West line of the Northeast quarter of said Section 11; thence North 116 feet, more or less, to the place of beginning, as conveyed to Western Pacific Railroad Company by Warranty Deed recorded as Entry No. 375163, in Book "9-V" of Deeds, at Page 427.

3. A strip of land 100 feet in width across the Northeast quarter of said Section 11, more particularly described as:

Beginning at a point on the East line of said Section 11, said point being South 1701.1 feet, more or less, from the Northeast corner of said Section 11, said point also being on the Northerly side and 50 feet distant from the measured at right angles, to the center line of the Los Angeles and Salt Lake Railroad Line change 25 now located and being constructed; thence South 100 feet, more or less; thence parallel to and 50 feet distant from the center line of said Railroad North 87 deg. 12' West 2644 feet, more or less, to a point on the Southerly side of the right of way deeded to the Western Pacific Railroad Company by Deed recorded as Entry No. 207046, in Book 7-0 of Deeds, at Page 2; thence North 77 deg. 33' East along said right of way 379 feet, more or less, to a point on the Northerly side and 50 feet distant from, measured at right angles, to the center line of said Los Angeles and Salt Lake Railroad line change; thence parallel to and 50 feet distant from said center line South 87 deg. 12' East 2274 feet, more or less, to the place of beginning, as conveyed to Los Angeles and Salt Lake Railroad Company by Warranty Deed

Exhibit "A" Legal Description (continued)

recorded as Entry No. 375164, Book "9-V" of Deeds, at Page 428.

4. Beginning at a point 2412 feet South of the Northeast corner of said Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 61 deg. 35' West a distance of 3000 feet, more or less, to the West line of the East half of said Section 11; thence North a distance of 171 feet, more or less; thence North 61 deg. 35' East a distance of 2706 feet, more or less; thence North 80 deg. 26' East a distance of 250 feet, more or less; thence South a distance of 78 feet, more or less, to the place of beginning, as conveyed to Utah Power Company, by Warranty Deed recorded as Entry No. 319231, in Book 8-H of Deeds, at Page 237.

5. A parcel of land situated in the East half of said Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at the Southeast corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence West along the South line of said section a distance of 90 feet; thence North along a line parallel with and 90 feet perpendicularly distant West from the East line of said Section 11, a distance of 2643.7 feet to a point of tangency with a 930.37 foot radius curve to the left; thence Northwesterly along the arc of said curve a distance of 1190 feet, more or less, to the Southerly right of way boundary line of the Los Angeles & Salt Lake Railroad Company; thence South 86 deg. 57' East along said right of way boundary line a distance of 770 feet, more or less, to a point in the East line of said Section 11; thence South along the East line of said section a distance of 3520.5 feet, more or less, to the point of beginning.

Excluding therefrom the small strip of land conveyed by William H. Sherman to the Utah Power Company, a Main corporation, predecessor of the Utah Power & Light Company, by Warranty Deed dated November 8, 1913, recorded December 31, 1913, as Entry No. 319231, in Book 8-H, at Page 237, as conveyed to Los Angeles and Salt Lake Railroad Company, by Warranty Deed recorded as Entry No. 1453405, in Book 1253, at Page 135.

6. Four tracts of land in the East half of Section 11, Township 1 South, Range 2 West, Salt Lake Meridian, described as follows:

Beginning on the North boundary line of the Grantors' land at a point 1397 feet West, more or less, from the Northeast corner of said Section 11; thence South 0 deg. 01' East 1287.6 feet to the North boundary line of the Western Pacific Railroad Company right of way; thence South 77 deg. 33' West 133.1 feet along said railroad right of way; thence North 0 deg. 01' West 1316.3 feet, being parallel to and 130 feet perpendicularly distant West from the above-described East boundary line of this tract of land to the North boundary line

Exhibit "A" Legal Description (continued)

of said Grantors' land; thence East 130 feet along said North boundary line to the point of beginning.

Also, beginning on the South boundary line of the Western Pacific Railroad Company right of way at a point 1390 feet South and 1397 feet West, more or less, from the Northeast corner of said Section 11; thence South 0 deg. 01' East 238.7 feet to the North boundary line of the Union Pacific (Los Angeles & Salt Lake) Railroad Company right of way; thence North 87 deg. 12' West 130.2 feet along said railroad right of way; thence North 0 deg. 01' West 203.6 feet being parallel to and 130 feet perpendicularly distant West from the above-described East boundary line of this tract of land to the South boundary line of said Western Pacific Railroad Company right of way; thence North 77 deg. 33' East 133.1 feet along said railroad right of way to the point of beginning.

Also, beginning on the South boundary line of the Union Pacific (Los Angeles & Salt Lake) Railroad Company right of way at a point 1729 feet South and 1397 feet West, more or less, from the Northeast corner of said Section 11; thence South 0 deg. 01' East 1272.6 feet to the North boundary line of the Utah Power & Light Company right of way; thence South 61 deg. 57' West 147.3 feet along said North boundary line; thence North 0 deg. 01' West 1348.2 feet being parallel to and 130 feet perpendicularly distant West from the above-described East boundary line of this tract of land to the South boundary line of said Union Pacific (Los Angeles & Salt Lake) Railroad Company right of way; thence South 87 deg. 12' East 130.2 feet along said railroad right of way to the point of beginning.

Also, beginning on the South boundary line of the Grantors' land at a point 1403 feet West, more or less, from the Southeast corner of said Section 11; thence North 0 deg. 01' West 2125.4 feet to the South boundary line of the Utah Power & Light Company right of way; thence South 61 deg. 57' West 147.3 feet along said South right of way; thence South 0 deg. 01' East 2056.1 feet being parallel to and 130 feet perpendicularly distant West from the above-described East boundary line of this tract of land to the South boundary line of said Grantors' land; thence East 130 feet along said South boundary line to the point of beginning, all as conveyed to Utah Power & Light Company, by Warranty Deed recorded as Entry No. 2107655, in Book 2371, at Page 20.

7. That portion of the East half of said Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, lying North of the property owned by Western Pacific Railroad Company, as conveyed by Warranty Deed recorded April 20, 1906, as Entry No. 207046, in Book 7-O of Deeds, at Page 2, and also conveyed by Warranty Deed recorded March 12, 1917, as Entry No. 375163, in Book 9-V of Deeds, at Page 427, less and excepting therefrom that property conveyed to Utah Power & Light Company, a corporation, by Warranty Deed recorded August 31, 1965, as

Exhibit "A" Legal Description (continued)

as Entry No. 2107655, in Book 2371, at Page 20 of Official Records, as conveyed to J. Frank & Ester E. Brasher Family Partnership, by Warranty Deed recorded as Entry No. 4514142, in Book 5966, at Page 2700.

8. That portion of said land conveyed to Salt Lake County, a body corporate and politic of the State of Utah and Salt Lake City, a municipal corporation of the State of Utah by Warranty Deed recorded May 26, 1995, as Entry No. 6088620, in Book 7157, at Page 2328, more particularly described as:

Beginning at a point on the North right of way of 1300 South Street, which is 1533.02 feet North 89 deg. 55'44" West along the section line and 33.00 feet North 00 deg. 01'00" West from the Southeast corner of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89 deg. 55'44" West along said said right of way 1125.35 feet to a point in the quarter section line; thence North 00 deg. 04'54" East along the said quarter section line 3589.73 feet to a point in the South boundary line of the Western Pacific Railroad Easement; thence North 77 deg. 33'00" East along the said Easement line 1155.38 feet to a point in the West boundary line of the Utah Power and Light Company Easement; thence along the West boundary line of said Easement to the following courses; South 00 deg. 00'51" East 1645.68 feet; thence South 02 deg. 55'05" West 176.08 feet; thence South 00 deg. 01'00" East 2018.68 feet to the point of beginning.