

WHEN RECORDED, MAIL TO:
Brent J. Giaugue, Esq.
Van Cott, Bagley,
Cornwall & McCarthy
50 South Main, Suite 1600
P.O. Box 3400
Salt Lake City, Utah 84110-3400

SEND TAX NOTICE TO:
Potomac Corporation
100 West Willow Road
Wheeling, Illinois 60090

3887236

WARRANTY DEED

THIS WARRANTY DEED is made this 1st day of November, 1983, by JOHN G. HEDMAN and JULIE R. HEDMAN, husband and wife, whose address is Suite 104, 948 East 7145 South, Midvale, Utah 84047 (hereinafter the "Grantors"), to POTOMAC CORPORATION, an Illinois corporation, whose address is 100 West Willow Road, Wheeling, Illinois 60090 (hereinafter the "Grantee").

FOR THE SUM of Ten Dollars (\$10.00) and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the Grantors hereby CONVEY AND WARRANT to the Grantee, the following described parcel of real property situated in Salt Lake County, State of Utah:

Beginning at a point on the Southerly right of way line of North Union Avenue, said point being South 1156.45 feet and West 510.59 feet from the North Quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 71°59'14" East along said right of way line 190.81 feet to a point on a 550.96 foot radius curve to the right, the center of which bears North 64°46'30" West from said point; thence Southwesterly along the arc of said curve 166.44 feet to point of tangency; thence South 42°32' West 90.00 feet; thence North 47°28' West 75.00 feet; thence North 42°32' East 84.90 feet; thence North 71°59'14" West 75.13 feet; thence North 18°00'46" East 133.00 feet to the point of beginning.

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SUBJECT TO:

(a) That certain Easement in favor of Salt Lake County, dated November 13, 1979, and recorded on December 4, 1979, as Entry No. 3372439, in Book 4998, commencing at page 7, in the records of Salt Lake County, Utah;

(b) That certain Right-of-Way Easement in favor of The Mountain States Telephone and Telegraph Company, recorded as Entry No. 3173940, in Book 4745, commencing at page 1241, in the records of Salt Lake County, Utah;

(c) That certain Trust Deed between Grantors, as Trustor, Valley Bank and Trust Company, as Trustee, and Valley Mortgage Corporation, as Beneficiary, in the original principal amount of Three Hundred and Eighty Thousand Dollars (\$380,000.00), dated November 15, 1978, and recorded on November 20, 1978, as Entry No. 3199628 in Book 4773, commencing at Page 1412, in the records of Salt Lake County, Utah, as such Trust Deed was assigned to The Capitol Life Insurance Company by that certain Assignment, dated June 28, 1979, and recorded as Entry No. 3302363, in Book 4892, commencing at Page 693, in the records of Salt Lake County, Utah;

(d) That certain General Lease Assignment from Grantors, as Assignor, to Valley Mortgage Corporation, as Assignee, dated November 15, 1978, and recorded on November 20, 1978, as Entry No. 3199629, in Book 4773, commencing at page 1415, in the records of Salt Lake County, Utah, as such General Lease Assignment was assigned to The Capitol Life Insurance Company by that certain Assignment, dated June 28, 1979, and recorded on June 29, 1979, as Entry No. 3302364, in Book 4892, commencing at Page 694, in the records of Salt Lake County, Utah.

(e) That certain Financing Statement from Grantors, as Debtor, to Valley Mortgage Corporation, as Secured Party, recorded on November 20, 1978, as Entry No. 3199630, in Book 4773, commencing at Page 1416, in the records of Salt Lake County, Utah.

(f) That certain Trust Deed between Grantors, as Trustor, Valley Bank and Trust Company, as Trustee, and Valley Mortgage Corporation, as Beneficiary, in the original principal amount of Five Hundred and Fifty-Five Thousand Dollars (\$555,000.00), dated July 12, 1979, and recorded on July 12, 1979, as Entry No. 3307618 in Book 4900,

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commencing at Page 562, in the records of Salt Lake County, Utah, as such Trust Deed was assigned to The Capitol Life Insurance Company by that certain Assignment, dated March 27, 1980, and recorded as Entry No. 3416900, in Book 5077, commencing at page 125, in the records of Salt Lake County, Utah; and

(g) That certain General Lease Assignment from Grantors, as Assignor, to Valley Mortgage Corporation, as Assignee, dated July 12, 1979, and recorded on July 12, 1979, as Entry No. 3307619, in Book 4900, commencing at page 565, in the records of Salt Lake County, Utah, as such General Lease Assignment was assigned to The Capitol Life Insurance Company by that certain Assignment, dated March 27, 1980, and recorded as Entry No. 3416901, in Book 5077, commencing at page 127, in the records of Salt Lake County, Utah;

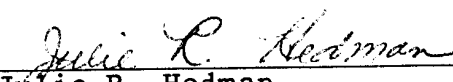
(h) That certain Financing Statement from Grantors to Valley Mortgage Corporation, recorded on July 12, 1979, as Entry No. 3307620, in Book 4900, commencing at page 567, in the records of Salt Lake County, Utah; and

(i) Property taxes for the current year.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the day and year first above written.



John G. Hedman

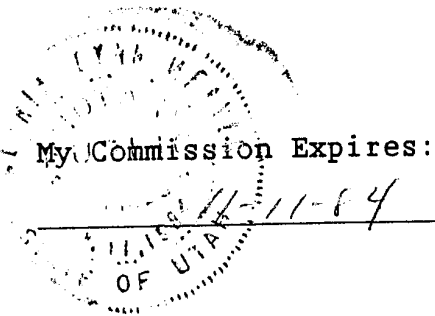


Julie R. Hedman

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 27 day of ^{December}~~November~~, 1983, personally appeared before me John G. Hedman and Julie R. Hedman, husband and wife, the signers of the foregoing Warranty Deed, who duly acknowledged to me that they executed the same.

Maria Lynn Weaver (Pedolice)
NOTARY PUBLIC
Residing at: 5111 W



John G. Hedman
Julie R. Hedman

McGHEE LAND TITLE CO.
\$ _____
DFF _____

DEC 30 11 50 AM '83

KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

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