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WHEN RECORDED, MAIL TO:
Brent J. Giaque, Esq.
Van Cott, Bagley,
Cornwall & McCarthy
50 South Main, Suite 1600
P. O. Box 45340
Salt Lake City, Utah 84145

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

LTC 858057

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 8 day of July, 1985, by JOHN G. HEDMAN and JULIE R. HEDMAN, husband and wife, and HEDMAN INVESTMENTS, INC., a Utah corporation, whose business 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, the receipt and sufficiency of which are hereby acknowledged, the Grantors hereby QUIT-CLAIM to the Grantee, the following described parcels of real property situated in Salt Lake County, State of Utah:

Parcel "A":

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 18°00'46" West 133.00 feet; thence North 71°59'14" West 87.50 feet; thence South 9°50'54" West 122.62 feet; thence

North 80°09'06" West 74.57 feet; thence North 6°30'39" East 55.02 feet; thence North 31°00' West 17.61 feet; thence North 10°53'16" East 215.48 feet to the Southerly right of way line of said North Union Avenue, thence South 71°59'14" East along said line 198.99 feet to the point of beginning. Contains 36590.4 square feet (0.840 acres).

Parcel "B":

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.

Parcel "C":

Beginning at a point perpendicular to and 40.00 feet Northerly from the center line of South Union Avenue, said point also being South 1521.98 feet and West 683.68 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 66°14'47" West parallel to the Northerly right of way line of said South Union Avenue 66.31 feet; thence North 6°30'39" East along a fence line 132.19 feet thence South 80°09'06" East 74.57 feet; thence North 9°50'54" East 122.62 feet; thence South 71°59'14" East 162.63 feet; thence South 42°32' West 84.90 feet; thence South 47°28' East 75.00 feet; thence South 42°32' West 61.53 feet; thence North 72°19'55" West along a fence line 148.92 feet; thence South 9°50'54" West along a fence line 103.94 feet to the point of beginning.

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Parcel "D":

Beginning at a point South 55°18' East 2,562.4 feet from the Northwest corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 42°32' West 125.4 feet; thence North 72°16' West 98.6 feet; thence North 11° East 115.5 feet; thence South 73° East 150.2 feet to the point of beginning.

Parcel "E":

In addition to the individual parcels previously described, the Grantors desire to convey and quitclaim and they do hereby convey and quitclaim to the Grantee the entire parcel described below constituting the combination of the four parcels previously described. It is the intent of this additional conveyance that the Grantors convey to Grantee any and all lands within the exterior limits of the parcel so described which may have been omitted from the individual parcel descriptions, whether through survey error or otherwise. The parcel hereby conveyed is more particularly described as follows:

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; running thence Southeasterly along said right of

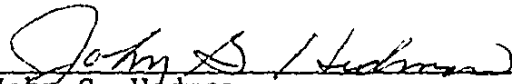
way line to the point at which the Southerly right of way line of North Union Avenue intersects the Westerly right of way line of a canal (surveyed course and distance: South $71^{\circ}59'14''$ East, 109.81 feet); thence Southwesterly along the canal right of way to the point at which it intersects the Northerly right of way line of South Union Avenue (surveyed courses and distances: Beginning at a point on a 550.96 foot radius curve to the right, the center of which bears North $64^{\circ}45'30''$ West from said point; thence Southwesterly along the arc of said curve 166.44 feet to the point of tangency; thence South $42^{\circ}32'$ West 276.93 feet); thence Northwesterly along the Northerly right of way line of South Union Avenue (surveyed course and distance: North $72^{\circ}16'$ West 98.6 feet) to a point 40.00 feet Northerly from the center line of said South Union Avenue said point also being South 1521.98 feet and West 683.68 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence continuing along said Northerly right of way line of South Union Avenue (or parallel thereto) North $66^{\circ}14'47''$ West 66.31 feet; thence North $6^{\circ}30'39''$ East 187.21 feet; thence North $31^{\circ}00'$ West 17.61 feet; thence North $10^{\circ}53'16''$ East 215.48 feet to the Southerly right of way line of said North Union Avenue; thence Southeasterly along said right of way line to the point of beginning (surveyed course and distance: South $71^{\circ}59'14''$ East 198.99 feet).

To the extent the survey courses and distances accurately reflect the exterior limits of the property, they shall apply. If the exterior limits of the property are not accurately described by the surveyed courses and distances, then the general

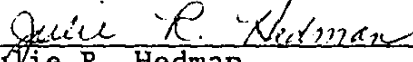
reference to the exterior limits of the property as contained in the description shall apply to close any incomplete descriptions and fully define the properties being quitclaimed.

If, for any reason, the Grantors own any estate in the above-described properties extending to the center line of the variously described rights of way rather than the exterior lines used as reference herein, then it is the Grantors intent that the description should be, and it is hereby modified, to run to the center line of such rights of way so as to convey the entire ownership estate of the Grantors in such properties to the Grantee.

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




John G. Hedman



Julie R. Hedman

HEDMAN INVESTMENTS, INC.,
a Utah corporation

By: 

John G. Hedman, President

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

On this 8 day of July, 1985, personally appeared before me JOHN G. HEDMAN and JULIE R. HEDMAN, husband and wife, the signers of the foregoing Quit-Claim Deed, who duly acknowledged to me that they executed the same.

Kenneth D. Stotky
NOTARY PUBLIC
Residing at: *Handley Hill*

My Commission Expires:

3-30-88

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

On this 8 day of July, 1985, personally appeared before me John G. Hedman, who being by me duly sworn did say that he is the President of HEDMAN INVESTMENTS, INC., a Utah corporation, and that the within and foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors and the said John G. Hedman duly acknowledged to me that said corporation executed the same.

Kenneth D. Stotky
NOTARY PUBLIC
Residing at: *Handley Hill*

My Commission Expires:

3-30-88

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Rebecca Gray
REBECCA GRAY

REC'D
JUL 12 2 15 PM '85
land title

SALT LAKE COUNTY
NOTARY PUBLIC

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