

Return to:  
D. F. B. Building Company  
369-375 West 200 South  
Salt Lake City, Utah

DOCUMENT  
SER. NO. 481-R  
AUDIT NO.         

WARRANTY DEED

3297614

UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Nebraska, GRANTOR, hereby conveys and warrants to DFB BUILDING COMPANY, a partnership, GRANTEE, for the sum of one and no/100 DOLLARS (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following-described tract of land situate in City of Salt Lake, County of Salt Lake, State of Utah, to-wit:

A parcel of land, being a portion of Lot 8, Block 62, Plat "A", Salt Lake City Survey, Salt Lake City, Salt Lake County, State of Utah, more particularly described as follows:

Commencing at the northeast corner of said Lot 8 of said block;

thence S. 0° 00' 59" E., a distance of 115.07 feet, along the east line of said lot to the TRUE POINT OF BEGINNING;

thence continuing along said east line, S. 0° 00' 59" E., a distance of 49.97 feet, to the southeast corner of that certain parcel of land heretofore conveyed by Carrie Keyting to Oregon Short Line Railroad by Warranty Deed dated November 2, 1903, O.S.L. L.P. D.A. No. 2401;

thence S. 89° 58' 10" W., a distance of 115.5 feet;

thence N. 0° 00' 59" W., a distance of 165.04 feet, to the north line of said Lot 8;

thence along said North line, N. 89° 58' 10" E., a distance of 59.22 feet, to a point on a non-tangent circular curve, concave south-westerly, from which the center bears S. 58° 58' 38" W., a distance of 743.615 feet;

BOOK 4865 PAGE 639

5-2283

thence southeasterly along said curve  
an arc distance of 128.24 feet, to the TRUE  
POINT OF BEGINNING.

Containing an area of 16,061 square  
feet, more or less.

Together with all rights of way, easements, tenements, heredita-  
ments and appurtenances thereunto belonging.

EXCEPTING from this grant and reserving unto the  
GRANTOR, its successors and assigns forever, all minerals and all  
mineral rights of every kind and character now known to exist or  
hereafter discovered, including, without limiting the generality  
of the foregoing, oil and gas and rights thereto, together with  
the sole, exclusive and perpetual right to explore for, remove  
and dispose of said minerals by any means or methods suitable to  
the GRANTOR, its successors or assigns, but without entering upon  
or using the surface of the lands hereby conveyed, and in such  
manner as not to damage the surface of said lands or to interfere  
with the use thereof by the GRANTEE, its successors or assigns.

The above-described property is conveyed subject to  
conditions, restrictions, reservations, easements and encumbran-  
ces of record or open and obvious on the ground.

IN WITNESS WHEREOF, the said GRANTOR has caused these  
presents to be executed by its Executive Vice President and  
attested by its Assistant Secretary thereunto duly authorized on  
the 25<sup>th</sup> day of April, 19 79.

UNION PACIFIC LAND RESOURCES CORPORATION

Attest:

Eldon E Thompson  
Assistant Secretary

By

[Signature]  
Executive Vice President

- 2 -

BOOK 4865 PAGE 840

STATE OF NEBRASKA)  
: ss  
COUNTY OF DOUGLAS)

On this 25<sup>th</sup> day of April, 1979,

before me, a Notary Public in and for said County, personally  
appeared E. F. Hansen,

to me personally known to be Executive Vice President of UNION  
PACIFIC LAND RESOURCES CORPORATION, who being duly sworn did say  
that the seal affixed to the foregoing instrument is the corporate  
seal of said Corporation, and that said instrument was signed,  
sealed and executed in behalf of said Corporation by authority duly  
conferred by its By-Laws, and acknowledged to me said instrument  
to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal the day and year first in this, my  
certificate, written.



C. L. Jansen  
Notary Public

Residing at Douglas County,  
Nebraska

My commission expires:  
November 28, 1982

600

*Signer Acknowledgment*

NOTARIAL STATE OF NEBRASKA  
REF \_\_\_\_\_

APR 25 2 31 PM '79

KATHLEEN J. JONSON  
RECORDS & CLERK  
SALT LAKE CITY, UT