

After recording, return to:  
Peak Improvement Company  
2320 So. Main, SLC, Utah 84115

ORDER FILED  
131326

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ATTORNEYS AND COUNSELORS AT LAW  
500 KENNECOTT BUILDING  
SALT LAKE CITY, UTAH 84111

10 EAST SOUTH TEMPLE ST.  
TELEPHONE 521-4135

December 10, 1970

**2367440**

Certified Warehouse & Transfer Company  
1775 West 1500 South  
Salt Lake City, Utah.

Attention: Mr. Louis S. Dunham  
General Manager

Gentlemen:

We are informed that you have recently sold two parcels of land in the industrial area in Salt Lake City: Parcel No. 1 being vacant ground located generally in the Northeast corner of 1700 South Street and Wallace Road (1950 West). Parcel No. 2, a warehouse in the Northwest corner of 1700 South Street and Industrial Road (1900 West).

Parcel No. 1 was conveyed to Certified Warehouse & Transfer Company by a Warranty Deed dated the 28th day of September, 1961 recorded in the office of the County Recorder of Salt Lake County, State of Utah bearing Entry No. 1822898 in Book 1882 at page 116 covering property situate in Salt Lake County, State of Utah, and more particularly described as follows:

Beginning at a point North 0° 03' 08" West 464.40 feet and South 89° 53' 40" West 253 feet from the Salt Lake City Survey Monument at the intersection of Industrial Road and 17th South Street, said monument being 2,667.84 feet North and 1,603.04 feet West from the South quarter corner of Section 15, Township 1 South, Range 1 West, Salt Lake Base of Meridian; thence South 0° 03' 08" East 439.16 feet to the North line of 1700 South Street; thence South 89° 56' 52" West along the North line of 1700 South Street 141.73 feet to the East line of Wallace Road; thence North 0° 03' 08" West along the East line of Wallace Road 439.03 feet; thence North 89° 53' 40" East 141.73 feet to the point of beginning.

JAN 18 1971  
Recorded 3:40 P M  
Request of SECURITY TITLE COMPANY.  
Fee Paid, JERADEAN MARTIN  
Recorder, Salt Lake County, Utah  
\$ 4.00 By [Signature] Deputy

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Parcel No. 2, in a Deed covering the warehouse above referred to but not specifically described by metes and bounds herein, contained the following provisions:

- a. Subject to the right of others to use in common with Grantee the main line railroad trackage contained within the above-described tract of land. ( This probably has no bearing on Parcel No. 1 above referred to, but Parcel No. 2 definitely is subject to a right-of way and easement over the West portion for railroad track.)
- b. Together with rights of ingress and egress over, upon and across all roads and streets located within the area commonly known and described as the Remington Small Arms Plant property in Salt Lake City, Utah and which are necessary for the convenience, use and occupancy of the hereinbefore described real property.
- c. Also together with the right to use in common with others the present main line railroad trackage and all extensions thereof located within the area commonly known and described as the Remington Small Arms Plant property in Salt Lake City, Utah and which are necessary for the convenience, use and occupancy of the hereinbefore described real property.

For your information, this property is now referred to as the Industrial Area. The streets are dedicated city streets and the area is served by railroad trackage for the benefit of the owners and tenants of property in the industrial area. For these reasons, we do not now include the above-mentioned benefits b and c in deeds conveying property located in the industrial area and recommend that they not be included in future deeds involving property conveyed by Zions Securities Corporation.

Very truly yours,

McKAY AND BURTON

*Reed H. Richards*  
Reed H. Richards

Approved: Zions Securities Corp.

By *Taylor H. Merrill*  
\_\_\_\_\_  
Manager

RHR:m

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December 10, 1970

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ACKNOWLEDGEMENT

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

On the 18<sup>th</sup> day of January, A. D. 1971, personally appeared before me Louis S. Dunham, General Manager, Certified Warehouse and Transfer Company, who duly acknowledged to me that he is the recipient of the within letter on behalf of Certified Warehouse and Transfer Company, a Utah Corporation.

Cornelia M. Jewett  
Notary Public  
Residing at: Sandy, Utah

