

Recorded APR 27 1978 at 3:01 p.m.
 Request of Backman Abstract & Title Company
 KATIE L. DIXON, Recorder
 Salt Lake County, Utah
 By David Bone Deputy
 REF. Space Above for Recorder's Use

WHEN RECORDED, MAIL TO:

Backman Abstract & Title Company

3099475

Warranty Deed
 (Corporate Form)

ZIONS SECURITIES CORP., a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, grantor, hereby conveys and warrants to D. Harvey Brown & Company, Inc. and Ralph D. Brinton & Associates

Grantee of Salt Lake City, Salt Lake County, State of Utah for the sum of Ten and no/100 (\$10.00) and other good and valuable DOLLARS, the following described tract of land in Salt Lake consideration County, State of Utah:

(As per attached exhibit)

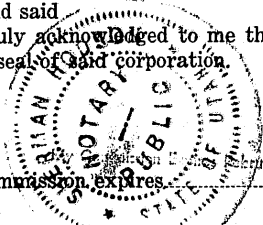
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 21 day of April A. D., 1978.

Attest: *Lee T. Simmons* Secretary. } ZIONS SECURITIES COR. Company
 By *J. Howard Dunn* President.

STATE OF UTAH, }
 County of Salt Lake } ss.

On the 21st day of April, A. D. 1978 personally appeared before me J. Howard Dunn and Lee T. Simmons who being by me duly sworn did say, each for himself, that he, the said J. Howard Dunn is the president, and he, the said Lee T. Simmons is the secretary of ZIONS SECURITIES CORP. Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said and each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Herman Hodson Notary Public.
 My residence is Salt Lake City, Utah

My Commission expires February 4, 1979

APR 26 1978

EXHIBIT "A"

PARCEL NO. 1

BEGINNING on the West line of Industrial Road at a point 987.80 feet South 0°03'08" East and 25.00 feet South 89°56'52" West from the Salt Lake City Survey Monument at the intersection of Industrial Road and 1700 South Street (said monument being North 2658.35 feet and West 1601.18 feet from the South quarter corner of Section 15, Township 1 South, Range 1 West, Salt Lake Base and Meridian) and running thence South 0°03'08" East along the West line of Industrial Road 265.67 feet; thence South 89°56'52" West 406.27 feet; thence South 0°03'08" East 79.54 feet to the North line of the property conveyed to Interstate Motor Lines Inc., by Deed recorded July 22, 1959 as Entry No. 1666263 in Book 1633 at page 700 of Official Records; thence along the North line of said Interstate Motor Lines, Inc. property South 89°57'52" West 903.66 feet, more or less, to the East right of way and no access line of Interstate Highway 1-215; thence running North 5°55'40" East along the East right of way and no access line of Interstate Highway 1-215; 537.04 feet, more or less; thence North 7°31'20" East 780.76 feet; more or less, to the South line of 1700 South Street; thence running North 89°56'52" East along said South line of 1700 South Street, 24.52 feet, more or less; thence South 0°03'08" East 1025.00 feet; thence North 89°56'52" East 719.00 feet; thence North 0°03'08" West 62.20 feet; thence North 89°56'52" East 406.27 feet to the point of BEGINNING.

SUBJECT TO a utilities easement 25 feet wide along the West line of property adjacent to the I-215 right of way.

EXCEPTING THEREFROM the most Northerly 30 feet thereof, also excepting therefrom the following described property:

A parcel of land situated in the Northeast quarter of the Southeast quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

BEGINNING on the existing Southerly right of way line of 1700 South Street at a point 336.11 feet North 89° 56' 52" East and 55.0 feet South 0° 03' 08" East from a Salt Lake City Monument located at the intersection of 1700 South Street and Swaner Road; thence South 0° 03' 08" East 16.0 feet; thence North 89° 48' 38" West 5.43 feet; thence North 0° 03' 08" West 16.0 feet; thence South 89° 48' 38" East 5.43 feet to the point of BEGINNING.

PARCEL NO. 2

BEGINNING on the West line of Industrial Road at a point 25.00 feet South 0°03'08" East and 25.00 Feet south 89°56'52" West from the Salt Lake City Survey Monument at the intersection of Industrial Road and 1700 South Street (said monument being North 2658.35 feet and West 1601.18 feet from the South quarter corner of Section 15, Township 1 South, Range 1 West, Salt Lake Base and Meridian) and running thence South 0°03'08" East along the West line of Industrial Road 462.80 feet; thence South 89°56'52" West 406.27 feet; thence North 0°03'08" West 462.80 feet to the South line of 1700 South Street; thence North 89°56'52" East along said South line of 1700 South Street, 406.27 feet to the point of BEGINNING.

SUBJECT TO all easements, restrictions and reservations of record.

PARCEL NO. 3

BEGINNING ON the West line of Industrial Road at a point 487.80 feet South 0°03'08" East and 25.00 feet South 89°56'52" West from the Salt Lake City Survey Monument at the intersection of Industrial Road and 1700 South Street (said monument being North 2658.35 feet and West 1601.18 feet from the South Quarter Corner of Section 15, Township 1 South, Range 1 West, Salt Lake Base and Meridian) and running thence South 0°03'08" East along the West line of Industrial Road 500.00 feet; thence South 89°56'52" West 406.27 feet; thence North 0°03'08" West 500.00 feet; thence North 89°56'52" East 406.27 feet to the point of BEGINNING. Containing 4.663 acres

SUBJECT TO a 60 ft. wide non-exclusive easement for ingress and egress extending from Industrial Road West to Cooperative Securities' East property line, covering the South 40 ft. of Parcel 3 and the North 20 ft. of Parcel 1.

BOOK 4663 PAGE 7