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WHEN RECORDED, MAIL TO:

Stephen D. Swindle
141 East First South
Salt Lake City, Utah 84111

3296910

WARRANTY DEED

1500

John Williams

REF
SECURITY TITLE CO.

JUN 19 3 09 PM '79

KATE L. JENSEN
RECORDED
SALT LAKE COUNTY
UTAH

SECURITY TITLE CO.
RMP No. 193749

WYCOFF PROPERTIES, INC., a Utah corporation, being the same corporation formerly known as WYCOFF WAREHOUSE, INC. (under which name a portion of the property hereinafter described was acquired by it, its name since having been changed as evidenced by a Certificate of Amendment of Articles of Incorporation issued by the Lieutenant Governor/Secretary of State of the State of Utah under date of March 6, 1979) and also being successor by merger to WYCOFF CORPORATION (a Utah corporation in whose name a portion of the property hereinafter described was acquired and which since has been merged into Wycoff Properties, Inc., as evidenced by a Certificate of Merger issued by the Lieutenant Governor/Secretary of State of the State of Utah under date of March 6, 1979), Grantor, with its principal offices located in Salt Lake City, Utah, hereby CONVEYS AND WARRANTS to WILLIAM J. LOWENBERG and FERN E. LOWENBERG, husband and wife, an undivided Seventy Percent (70%), and to DAVID W. LOWENBERG, an undivided Fifteen Percent (15%), and to SUSAN E. LOWENBERG, an undivided Fifteen Percent (15%), Grantees, whose address is 44 Montgomery Street, San Francisco, California, 94104, the following described tracts of land located in Salt Lake County, State of Utah:

PARCEL 1:

Beginning at the Northwest corner of Lot 5, Block 30, Plat "A", Salt Lake City Survey; thence South 0°00'59" East along the lot line 412.50 feet; thence North 89°57'40" East parallel with the lot line 85.00 feet to a point on the West side of an existing building; thence North 0°00'59" West 2.26 feet to the Northwest corner of said building at a point on the arc of a 36.59 foot radius curve, the center of which bears South 1°06'50" West; thence Southeasterly along the arc of said curve to the right 8.80 feet to a point on the arc of a 205.00 foot radius reverse curve; thence Southeasterly along the arc of said curve to the left 62.14 feet; thence South 0°00'59" East 66.81 feet; thence North 89°57'40" East 10.00 feet; thence South 0°00'59" East 50.00 feet; thence South 89°57'40" West 35.00 feet; thence South 0°00'59" East 10.00 feet; thence North 89°57'40" East 35.00 feet; thence South 0°00'59" East 115.00 feet to the South line of said Block 30; thence North 89°57'40" East along said block line 150.00 feet to the West line of Gale Street; thence North 0°00'59" West along said street line 660.00 feet to the North line of said Block 30; thence South 89°57'40" West along said block line 57.00 feet; thence South 0°00'59" East 13.00 feet; thence South 89°57'40" West 10.00 feet; thence North 0°00'59" West 13.00 feet; thence South 89°57'40" West along said North block line 248.00 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO the following described right-of-way: Beginning at a point which is North 0°00'59" West 115.00 feet from the Southwest corner of

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Lot 4, Block 30, Plat "A", Salt Lake City Survey; thence North 89°57'40" East 165.00 feet; thence North 0°00'59" West 10.00 feet; thence South 89°57'40" West 165.00 feet; thence South 0°00'59" East 10.00 feet to the point of beginning.

SUBJECT TO a right-of-way over and across the following described tract, as granted by a certain Quit-Claim Deed dated June 13, 1979, executed by Wycoff Properties, Inc., as grantor, in favor of Paxton Investment Company, grantee: Beginning at a point which is North 0°00'59" West 115.00 feet from the Southwest corner of Lot 3, Block 30, Plat "A", Salt Lake City Survey; thence North 89°57'40" East 150.00 feet; thence North 0°00'59" West 20.00 feet; thence South 89°57'40" West 150.00 feet; thence South 0°00'59" East 10.00 feet; thence South 89°57'40" West 35.00 feet; thence South 0°00'59" East 10.00 feet; thence North 89°57'40" East 35.00 feet to the point of beginning.

SUBJECT TO a right and easement of use of an existing railroad spur track, or any replacement thereof, the center line of which is approximately described as follows:

Beginning at a point South 20 feet, more or less, from the Northwest corner of Lot 4, Block 30, Plat "A", Salt Lake City Survey, and running thence Southeasterly along a curve to the left to a point South 82.5 feet, more or less, from the Northeast corner of Lot 4, Block 30, Plat "A", Salt Lake City Survey.

Which right and easement of use has been granted by a certain Quit-Claim Deed dated June 13, 1979, executed by Wycoff Properties, Inc., as grantor, in favor of Lauren Burt, Inc., grantee, and which shall remain in force and effect only so long as the present spur track or any replacement thereof is in existence in approximately the same location as the present spur track, and shall cease upon destruction or removal, without replacement, of the present spur track or any replacement thereof.

PARCEL 2:

Beginning at the Southeast corner of Lot 1, Block 30, Plat "A", Salt Lake City Survey, and running thence North 5 rods; thence West 10 rods; thence North 3 rods; thence East 10 rods; thence North 12 rods; thence West 19 rods; thence South 11 rods; thence East 5 rods; thence South 9 rods; thence East 14 rods to the place of beginning.

PARCEL 3:

Beginning at the Northeast corner of Lot 8, Block 30, Plat "A", Salt Lake City Survey and running thence West 19 rods; thence South 15 rods; thence East 9 rods; thence

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EXHIBIT "A"

The attached and foregoing deed and conveyance is subject to the following described easements and rights-of-way of record for public utilities:

1. (Affects the West 10 feet of the North 15 rods of Lot 6, of said Block 30) Easement for utilities and incidental purposes being within the vacated Oxford Street, as set forth in that certain Ordinance vacating said street.

2. A perpetual easement and right of way for the erection and continued maintenance, repair, alteration, and replace of the electric transmission, distribution and telephone circuits of the Grantee, and no guy anchors and 2 poles, with the necessary guys, stubs, cross-arms and other attachments thereon or affixed thereto, for the support of said circuits to be erected and maintained upon and across the premises of the Grantor in Salt Lake County, Utah along a line described as follows:

Beginning at the east boundary line of the Grantors' land at a point one foot north and 15 feet west, more or less, from the southeast corner of Lot 6, Block 30, Plat A, Salt Lake City Survey, thence S. 89° 58' W. 150 feet, more or less, on said land and being in said Lot 6.

Also, beginning at the east boundary line of the Grantors' land at a point 140 feet north and 15 feet west, more or less, from the southeast corner of Lot 3, Block 30, Plat A, Salt Lake City Survey, thence N. 87° 44' W. 2 feet, more or less, thence S. 81° 00' W. 149 feet, thence S. 89° 52' W. one foot, more or less, to the west boundary fence of said land and being in said Lot 3.

Also, beginning at a fence on the west boundary line of the Grantors' land at a point 140 feet north and 66 feet west, more or less, from the southeast corner of Lot 2, Block 30, Plat A, Salt Lake City Survey, thence S. 88° 13' E. 67 feet, on said land and being in Lots 1 and 2 of said Block 30.

as granted to Utah Power and Light Company by instrument recorded March 2, 1962 as Entry No. 1830732 in Book 1895 at page 471 of Official Records.

3. A perpetual easement and right of way for the erection and continued maintenance, repair, alteration and replacement of the electric transmission, distribution and telephone circuits of the Grantee, and one guy anchor and no poles, with the necessary guys, stubs, cross-arms, and other attachments thereon, or affixed thereto, for the support of said circuits to be erected and maintained upon and across the premises of the Grantor in Salt Lake County, Utah along a line described as follows:

One guy anchor located on the Grantors' land at a point one foot north and 24 feet west, more or less, from the southeast corner of Lot 5, Block 30, Plat A, Salt Lake City Survey, and being in said Lot 5.

as granted to Utah Power and Light Company by instrument recorded March 2, 1962 as Entry No. 1830733 in Book 1895 at page 472 of Official Records.

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A.L.C.

EXHIBIT "A"
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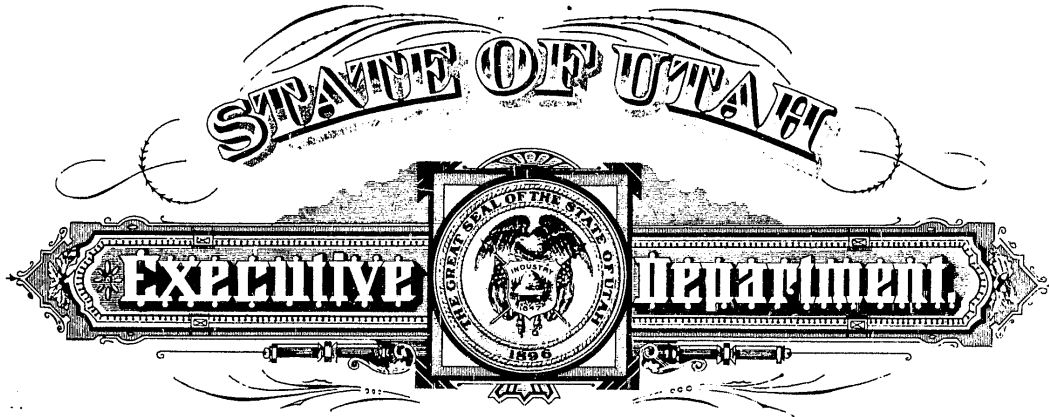
4. A perpetual easement and right of way for the erection and continued maintenance, repair, alteration and replacement of the electric transmission, distribution and telephone circuits of the Grantee, and no guy anchors and no poles, with the necessary guys, stubs, cross-arms and other attachments thereon, or affixed thereto, for the support of said circuits to be erected and maintained upon and across the premises of the Grantor in Salt Lake County, Utah, along a line described as follows:

Beginning at a fence on the north boundary line of the Grantors' land at a point 27 feet east, more or less, from the northwest corner of Lot 5, Block 30, Flat "A", Salt Lake City Survey, thence S. 46° 58' W. 38 feet, more or less, to a fence on the west boundary line of said land and being in said Lot 5, the SE 1/4 of the SW 1/4 of Section 1, T. 1 S., R. 1 W., S.L.M.

as granted to Utah Power and Light Company by instrument recorded November 1, 1965 as Entry No. 2121298 in Book 2393 at page 649 of Official Records.

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R.L.C.



Office of Lt. Governor/Secretary of State

I DAVID S. MONSON, LT. GOVERNOR/SECRETARY OF STATE OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT on October 13, 1960, Articles of Incorporation were filed in this office for WYCOFF WAREHOUSE, INC. On March 6, 1979, the said corporation filed Merger papers with Wycoff Corporation merging into WYCOFF PROPERTIES, INC. the survivor and the said corporation is in good standing,

I further certify that March 6, 1979, Articles of Amendment were filed in this office for Wycoff Warehouse, Inc. changing the name to WYCOFF PROPERTIES, INC.

AS APPEARS.....of record.....IN MY OFFICE.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of the State of Utah at Salt Lake City, this.....18th..... day of June..... A.D. 19 79.

David S. Monson
LT. GOVERNOR/SECRETARY OF STATE

Janet C. Dancy
AUTHORIZED PERSON

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