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Recorded at Request of: METRO NATIONAL TITLE
File Number: 98022729

7243210
02/02/99 4:01 PM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: R JORDAN DEPUTY - WI

Mail Tax notice to:
DEPOMAX PROPERTIES HOLDINGS, LLC
9134 Williamsburg Ct.
West Jordan, Ut 84088

WARRANTY DEED

WESTSIDE CARPENTER ASSOCIATES, L.L.C., a Utah Limited Liability Company
GRANTOR
of SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, hereby
CONVEYS and WARRANTS TO:

DEPOMAX PROPERTIES HOLDINGS, LLC, a Utah Limited Liability Company
GRANTEE
of 9134 Williamsburg Court, West Jordan, Ut 84088 for the sum
of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION, the following described tract(s) of land in SALT
LAKE County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: County and/or City Taxes not delinquent; Bonds
and/or Special Assessments not delinquent and Covenants,
Conditions, Restrictions, Rights-of-Way, Easements, Leases and
Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 29th day of JANUARY,
1999.

WESTSIDE CARPENTER ASSOCIATES, L.L.C.,
a Utah Limited Liability Company

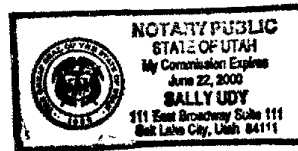
BY: Wk Martin, mgr, partner
WILLIAM K. MARTIN, JR.

STATE OF UTAH, County of SALT LAKE) ss.

On this date, January 29, 1999, personally appeared before
me WILLIAM K. MARTIN, JR., who being by me duly sworn did say that
he a Managing Member of WESTSIDE CARPENTER ASSOCIATES, the
limited liability company that executed the above and foregoing
instrument and that said instrument was signed on behalf of
said company by authority of its by-laws (or by authority of a
resolution of its board of managers/members) and said
Managing Member acknowledged to me that said limited
liability company executed same.

Sally Udy
Notary Public

My commission expires: June 22, 2000
Residing in: Salt Lake City, Utah



DK8245PG7927

EXHIBIT "A"

PARCEL 1:

A tract of land located in Lot 7, Block 47, Plat "A", Salt Lake City Survey, Salt Lake City, Utah, described as follows:

Beginning 1 rod South and 128.25 feet East of the Northwest corner of Lot 7, Block 47, Plat "A", Salt Lake City Survey; and running thence East 53.25 feet; thence South 8 rods; thence West 61.00 feet; thence North 24.75 feet; thence East 7.75 feet; thence North 107.25 feet to the point of beginning.

RESERVING THEREFROM as easement for utility installation and maintenance purposes inuring to the benefit of the West adjoining parcel described as follows:

Beginning 1 rod South and 128.25 feet East of the Northwest corner of Lot 7, Block 47, Plat "A", Salt Lake City Survey; and running thence East 5.00 feet; thence South 25.00 feet; thence West 5.00 feet; thence North 25.00 feet.

TOGETHER WITH an easement for parking purposes and the non-exclusive right to use two (2) parking stalls located upon the following described property:

Beginning 128.25 feet East of the Northwest corner of Lot 7, Block 47, Plat "A", Salt Lake City Survey; and running thence East 53.25 feet; thence North 16.5 feet; thence West 53.25 feet; thence South 16.50 feet to the point of beginning.

PARCEL 1A:

ALSO TOGETHER WITH a perpetual and non-exclusive right of way over and upon the following described property:

Beginning at the Northeast corner of Lot 7, Block 47, Plat "A", Salt Lake City Survey; and running thence West 20 rods; thence South 1 rod; thence East 11 rods; thence South 8 rods; thence West 11 rods; thence South 1 rod; thence East 12 rods; thence North 9 rods; thence East 8 rods; thence North 1 rod to the point of beginning.

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