

7822044
Parcel ID# 15-01-331-002, 003, 004, 005, 006, 007, 008, 009, 010, 15-01-180-003, 15-01-327-012,

Recorded at the request of: METRO NATIONAL TITLE
File No.00027284

7822044
02/15/2001 04:29 PM 28.00
Book - 8424 Pg - 7533-7538
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
BY: SBH, DEPUTY - WI 6 P.

AFTER RECORDING RETURN TO:

Gateway 2001
9 Exchange Place #900
SLC UT 84111

Parcel ID# 15-01-331-0021

WARRANTY DEED

WESTSIDE CARPENTER ASSOCIATES, L.L.C., a Utah limited liability company

,GRANTOR

of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS TO:

GATEWAY 2001, LLC, a Utah limited liability company

,GRANTEE

of Salt Lake County, State of Utah, 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

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 hands of said grantors, this 15th day of Feb, 2001.

WESTSIDE CARPENTER ASSOCIATES, a
Utah limited liability company

By: [Signature]
Name: William K. Martin, Jr.
Its: Member

By: [Signature]
Name: James W. Lewis
Its: Member

By: [Signature]
Name: J. Michael Martin
Its: Member

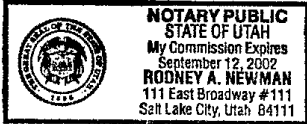
By: [Signature]
Name: Robert E. Dornbush
Its: Member

[acknowledgments on accompanying page]

BK8424PG7533

STATE OF UTAH)
)
)
County of Salt Lake)

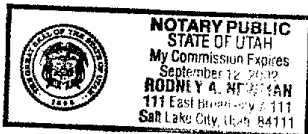
On this 15 day of Feb, 2001, personally appeared before me, William K. Martin, Jr. whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say, that he is a Member of WESTSIDE CARPENTER ASSOCIATES, L.L.C., and that the foregoing instrument was signed by him in behalf of said limited liability company by authority of the articles of organization (or operating agreement), and William K. Martin, Jr. acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC
My Commission Expires:
Residing at:

STATE OF UTAH)
)
)
County of Salt Lake)

On this 15th day of Feb, 2001, personally appeared before me, James W. Lewis, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say, that he is a Member of WESTSIDE CARPENTER ASSOCIATES, L.L.C., and that the foregoing instrument was signed by him in behalf of said limited liability company by authority of the articles of organization (or operating agreement), and James W. Lewis acknowledged to me that said limited liability company executed the same.

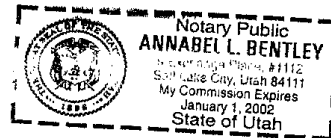


[Signature]
NOTARY PUBLIC
My Commission Expires:
Residing at:

STATE OF UTAH)
)
)
County of Salt Lake)

On this 7th day of Feb., 2001, personally appeared before me, J. Michael Martin whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say, that he is a Member of WESTSIDE CARPENTER ASSOCIATES, L.L.C., and that the foregoing instrument was signed by him in behalf of said limited liability company by authority of the articles of organization (or operating agreement), and J. Michael Martin acknowledged to me that said limited liability company executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:
Residing at:



[additional acknowledgment follows]

NOTARY SEAL NOT LEGIBLE
- CO RECORDER -

NOTARY SEAL NOT LEGIBLE
- CO RECORDER -

BK8424 PG 7534

STATE OF UTAH)
) :SS
County of SALT LAKE)

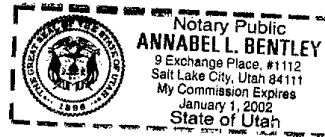
On this 7th day of February, 2001, personally appeared before me, Robert E. Dornbush whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say, that he is a Member of WESTSIDE CARPENTER ASSOCIATES, L.L.C., and that the foregoing instrument was signed by him in behalf of said limited liability company by authority of the articles of organization (or operating agreement), and Robert E. Dornbush acknowledged to me that said limited liability company executed the same.

Annabel Bentley

NOTARY PUBLIC

My Commission Expires:

Residing at:



BK8424PG7535

EXHIBIT "A"

PARCEL 1:

All of the CARPENTER BUILDING, a Utah Condominium Project being further described as follows:

Commencing 1 rod South of the Northwest corner of Lot 7, Block 47, Plat "A", Salt Lake City Survey; and running thence East 116.50 feet; thence South 8 rods; thence West 116.50 feet; thence North 8 rods to the point of beginning.

PARCEL 1A:

A right of way easement described as follows:

Commencing 1 rod South and 116.50 feet East of the Northwest corner of Lot 7, Block 47, Plat "A", Salt Lake City Survey; and running thence East 8.0 feet; thence South 8 rods; thence West 8.0 feet; thence North 8 rods to the point of beginning.

PARCEL 1B:

A perpetual and non-exclusive right of way over and upon the following described property:

Commencing 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.

PARCEL 1C:

An easement for parking purposes and the non-exclusive right to use thirty-one (31) parking stalls in that parking terrace constructed upon the property described as follows:

Commencing at the Northeast corner of Lot 6, Block 47, Plat "A", Salt Lake City Survey; and running thence South 165.00 feet; thence West 64.00 feet; thence North 165.00 feet; thence East 64.00 feet to the point of beginning.

All of CARPENTER BUILDING, a Utah Condominium Project located in Block 47, Plat "A", Salt Lake City Survey, as set forth on the Record of Survey Map, recorded March 20, 1984, as Entry No. 3918322, in Book 84-3, at Page 41, and as described in the Declaration of Condominium, recorded March 20, 1984, as Entry No. 3918323, in Book 5540, at Page 178 of Official Records.

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

Exhibit "A" Legal Description (continued)

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 2:

Beginning at a point on the West line of Lot 6, Block 47, Plat "A", Salt Lake City Survey, said point being South 0 deg. 06'11" East 147.804 feet from the Northwest corner of said Lot 6, said point also being South 0 deg. 00'59" East along the monument line 214.964 feet and North 89 deg. 35'38" East 39.725 feet from the Salt Lake City Monument at the intersection of 300 South and Rio Grande Streets, said point also being on the South line of a brick building; thence North 89 deg. 35'38" East along said South building line and its extension 330.004 feet, more or less, to a point on the East line of said Block 47; thence South 0 deg. 06'11" East along said block line 33.215 feet to a point on the North line of a brick building; thence South 89 deg. 34'18" West along said North building line 131.798 feet to the Northwest corner of said building; thence South 84 deg. 57'59" West 17.016 feet to the Northeast corner of a brick building; thence South 89 deg. 32'42" West along the North line of said building 40.454 feet to the Northwest corner of said brick building; thence North 87 deg. 22'43" West 24.253 feet to the Northeast corner of a brick building; thence South 89 deg. 33'15" West along the North line of said brick building 116.582 feet to a point on the West line of Lot 7, of said Block 47; thence North 0 deg. 06'11" West 33.474 feet to the point of beginning.

PARCEL 3:

Commencing 1 rod South and 116-1/2 feet East of the Northwest corner of Lot 7, Block 47, Plat "A", Salt Lake City Survey; and running thence East 65 feet; thence South 8 rods; thence West 65 feet; thence North 8 rods to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING:

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

Exhibit "A" Legal Description (continued)

West 61.00 feet; thence North 24.75 feet; thence East 7.75 feet; thence North 107.25 feet to the point of beginning.

PARCEL 3A:

TOGETHER WITH an easement for utility installation and maintenance purposes insuring 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.