

WHEN RECORDED MAIL TO:  
JKC, L.L.C.  
1504 South State Street  
Salt Lake City, Utah 84115

SPACE ABOVE THIS LINE FOR RECORDING

# WARRANTY DEED

ROBERT O. JOHNSON, a single man

GRANTOR, of 435 East 1150 South, Ore, Utah 84058

hereby CONVEYS AND WARRANTS to

JKC, L.L.C., a Utah Limited Liability Company

GRANTEE, of 1504 South State Stree, Salt Lake City, Utah,

for the sum of TEN AND 00/100 (\$10.00), and other good and valuable consideration the following described tract of land in Utah County, State of Utah, to-wit:

See legal description attached hereto and by reference made a part hereof.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 1996 and thereafter.

TAX ID NO. 18-57-36

\*Singular and Plural are interchangeable as context requires.

WITNESS the hand of said grantor(s), this 9<sup>th</sup> day of September, A.D., 1996.

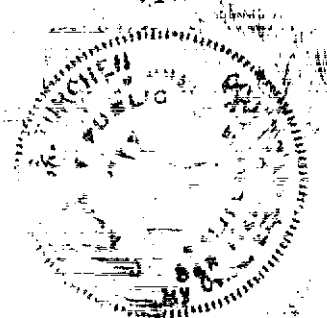
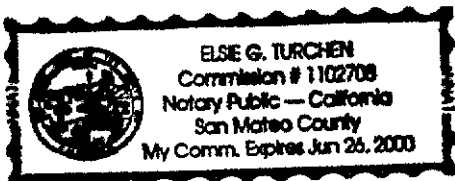
  
Robert O. Johnson

STATE OF ) CALIFORNIA  
) ss  
COUNTY OF ) SAN MATEO

On the ninth day of September, 1996, personally appeared before me, ROBERT O. JOHNSON, the signor (s) of the within instrument who duly acknowledged to me that they executed the same.

  
Notary Public

My Commission Expires: 6/26/2000  
Residing at: 12170 Skyline Blvd.,  
Woodside, California



FIRST AMERICAN TITLE  
DD# 319-4358  
AZA005

## E X H I B I T " A "

## DESCRIPTION

Beginning at a point 517.67 feet North and 165.97 feet East from the South quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North  $0^{\circ}54'$  East 146.40 feet; thence South  $89^{\circ}35'$  East 14.59 feet; thence North  $0^{\circ}35'$  East 51.93 feet; thence North  $89^{\circ}27'$  East 132.45 feet; thence South  $0^{\circ}42'$  West 202.79 feet; thence North  $88^{\circ}43'$  West 147.45 feet to the point of beginning.

Subject to and together with a right of way for use in common with others over that particular private drive over the aforescribed property and the property immediately adjacent on the East of the aforescribed property, and more particularly described as follows:

Beginning at a point 517.67 feet North and 165.97 feet East and South  $88^{\circ}45'$  East 132.45 feet from the South quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence North  $0^{\circ}42'$  East 202.79 feet, more or less, to grantor's North boundary; thence North  $89^{\circ}27'$  East 30 feet; thence South  $0^{\circ}42'$  West 202.79 feet more or less to a point South  $88^{\circ}43'$  East of point of beginning; thence North  $88^{\circ}43'$  West 30 feet to the point of beginning.

Together with right of way for use in common with others over that particular private road within University Mall Shopping Center, which is immediately adjacent on the South of the aforescribed property, and more particularly described as follows:

Beginning at a point 517.67 feet North and 165.97 feet East from the South quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North  $88^{\circ}44'$  West 197.90 feet; thence South  $18^{\circ}31'$  East 63.28 feet; thence South  $88^{\circ}44'$  East 321.06 feet; thence North  $4^{\circ}2'$  East 59.57 feet; thence North  $88^{\circ}43'$  West 147.45 feet to the point of beginning.

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