

12-19-77

WHEN RECORDED, MAIL TO:  
Jeffrey C. Swinton  
200 North Main  
Salt Lake City, Utah 84103

Recorded DEC 20 1977 at 243-P m.  
Request of Jeff Swinton  
KATIE L. DIXON, Recorder  
Salt Lake County, Utah  
By Cheryl Warrington Deputy  
Cheryl Warrington  
REF. \_\_\_\_\_

**3040778** SPECIAL WARRANTY DEED  
[Corporate Form]

Skaggs Drug Centers, Inc., a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to Utah House Development, Inc., a Utah corp., of Salt Lake City, Utah, grantee, for the sum of 10 DOLLARS & other good and valuable consideration, receipt of which is hereby acknowledged, the following described tract of land in Salt Lake County, State of Utah: That certain real property located in Salt Lake County, Utah, more particularly described on Exhibit "A" attached hereto, and herein incorporated by reference, together with all rights of way and easements appurtenant thereto; provided such property is being conveyed subject to all defects of title shown on the records in the Office of the County Recorder of Salt Lake County, Utah and subject to such other unrecorded easements and rights of way over, under and across such property for and in the use of such storm drains, catch basins and subsurface drain lines as presently exist upon such property. Grantor further reserves the following easement and right of way, over, across and under the property being conveyed herein:

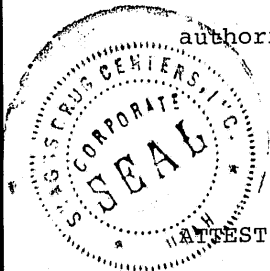
- (1) An easement and right of way to that certain storm drain located upon the property being conveyed at the location set forth on Exhibit "B" attached hereto and herein incorporated by reference.

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Such reserved easement and right of way shall be personal to grantor, its successors, heirs and assigns and each such easement and right of way shall continue perpetually until such time as grantee or its successors dedicate the storm drain, subject to such easement and right of way, to the governmental entity responsible for sewer service for the area in which the conveyed property is located. The easement and right of way herein reserved includes the incidental right to maintain, repair and, if necessary, replace the storm drain located therein and grantee agrees that at all times it will cause the access to such storm drain not to be impeded by improvements constructed thereon without grantor's prior written consent.

The officers who sign this deed herein 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 20 day of December, 1977.



SKAGGS DRUG CENTERS, INC.  
a Utah corporation

By [Signature]  
Senior Vice President

[Signature]  
Corporate Secretary

Approved as to form  
Jones, Waldo, Holbrook &  
McDonough  
By [Signature]

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EXHIBIT "A"

Attach legal description of real property being conveyed:

Part of the Southwest quarter of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, State of Utah.

Beginning at a point on the North right of way line of 3500 South Street, said point being North 89° 57' 29" East 953.33 feet along the South section line of said Section 29, and North 0° 00' 17" East 53.00 feet from the Southwest corner of said Section 29; and running thence North 0° 00' 17" East 766.30 feet along the projected limit of the East boundary of Samuel R. Robinson property to a point on the Southerly right of way line of Rockwood Way, said point is on a curve to the left, the radius point of which is North 52° 35' 37" West 259.18 feet; thence along said Southerly right of way line as follows: Easterly along the arc of said curve 42.713 feet to a point of tangency; thence North 27° 57' 50" East 9.49 feet to the point of a 230.44 foot radius curve to the right; thence Easterly along the arc of said curve 337.843 feet to a point of tangency; thence South 68° 02' 10" East 27.38 feet to the point of a 507.47 foot radius curve to the left; thence Easterly along the arc of said curve 194.535 feet to a point of tangency; thence East 160.91 feet to the point of a 105.00 foot radius curve to the left; thence Northeasterly along the arc of said curve 164.934 feet to a point on a curve to the right, the radius point of which is West 1843.86 feet; thence leaving the Southerly right of way line of Rockwood Way and running Southerly along the arc of said curve 6.13 feet (long chord bears South 0° 05' 43" West 6.13 feet) to a point on a curve to the right, the radius point of which is North 86° 39' 45" West 2659.75 feet; thence Southwesterly along the arc of said curve 458.99 feet (long chord bears South 8° 16' 53" West 458.42 feet); thence South 14° 55' 25" West 273.13 feet; thence South 89° 57' 29" West 411.99 feet along the projected line of the North boundary of F.C. Stangl III property; thence South 0° 00' 17" West 50.00 feet along the West boundary of F.C. Stangl III property; thence South 89° 57' 29" West 150.00 feet along the North boundary of Mondak Partners property; thence South 0° 00' 17" West 200.00 feet along the West boundary of Mondak Partners property to a point on the North right of way line of 3500 South Street; thence South 89° 57' 29" West 100.00 feet along said right of way line to the point of beginning.

Contains 11.530 acres.

EXHIBIT "B"

Attach legal description of the storm drain  
easement/right-of-way:

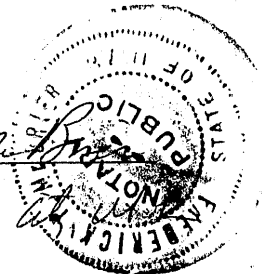
Beginning at a point South 89° 57' 29" East 953.33  
feet and North 0° 00' 17" East 718.19 feet from the Southwest  
corner of Section 29, Township 1 South, Range 1 West, Salt  
Lake Base and Meridian and running thence South 89° 59' 19"  
East 777.53 feet.

STATE OF UTAH )  
 ) ss.  
County of Salt Lake)

On the 20 day of December, 1977,  
personally appeared before me Ralph Davis  
and Scott Bergeson, who being by me duly  
sworn did say, each for himself, that he, the said Ralph  
Davis is the Senior Vice President, and he, the  
said Scott Bergeson is the Corporate  
Secretary of SKAGGS DRUG CENTERS, INC., 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  
Ralph Davis and Scott Bergeson  
each duly acknowledged to me that said corporation executed the  
same and that the seal affixed is the seal of said corporation.

Ludwick R. McBrown  
Notary Public

Residing at: Salt Lake City, Utah



My Commission Expires:

10-19-80