

1150

AFTER RECORDING, PLEASE MAIL TO
AND SEND TAX NOTICES TO:

The Rocky Mountain Bank Note Company
P. O. Box 17727
Denver, Colorado 80217

3818936

WARRANTY DEED

SECURITY TITLE CO.
REF. STAMP
Reigny Progett
EVELYN PROGETT

JUL 15 2 32 PM '83

KATIE L. JOHNSON
RECORDER
SALT LAKE COUNTY
UTAH

SECURITY TITLE CO.
No. 221165
FKA

SALT LAKE INTERNATIONAL CENTER, a corporation organized and existing under the laws of the State of Utah, with its principal office at Suite 500, Lakeside Plaza 2, 5225 Wiley Post Way, Salt Lake City, Utah 84116, GRANTOR, hereby CONVEYS and WARRANTS to THE ROCKY MOUNTAIN BANK NOTE COMPANY, a corporation organized and existing under the laws of the State of Colorado, with its principal place of business at P. O. Box 17727, Denver, Colorado 80217, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, certain real property located in the County of Salt Lake, State of Utah, and more particularly described in Schedule "A" attached hereto and by this reference made a part of, together with all improvements and appurtenances located thereon or thereto belonging, and all easements and rights of way appurtenant thereto or used and enjoyed with said property, and subject to the same.

SUBJECT TO:

(a) Real estate taxes for the year 1983 and thereafter.

(b) An easement for drainage, public utilities and incidental purposes over and across the North 20 feet of Lot 2, and an

easement for telephone facilities over and across the East 10 feet of Lot 2, and all other easements and rights of way as shown upon Plat 7, Salt Lake International Center, recorded in the official records of the Salt Lake County, Utah, Recorder, as the same may affect said real property.

(c) The easements, conditions, covenants and restrictions set forth in that certain Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, and that certain Amendment of Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, recorded in the Office of the Salt Lake County, Utah, Recorder, on the 30th day of April, 1975 as Entry No. 2703864, and on the 21st day of July, 1976, as Entry No. 2836791, respectively.

(d) The easements, covenants, conditions and restrictions as shown on that certain Supplemental Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, Unit 7, recorded in the Office of the Salt Lake County, Utah, Recorder on the 14th day of December, 1979, as Entry No. 3378063.

(e) A reservation of an undivided one-half (1/2) interest in and to the oil, gas and other minerals in and under said real property; said reservation being in T. E. Jeremy, a/k/a Thomas E. Jeremy, and Rebecca D. Jeremy, his wife, and Grace J. Cassidy.

AND EXPRESSLY RESERVING TO GRANTOR AND EXCEPTING HEREFROM:

All interest in and to any and all present rights of GRANTOR to oil, gas and other minerals in and under said real property; provided, with respect to mineral rights owned by GRANTOR that any exploration or development of oil, gas or other minerals on the property shall require the written consent and approval of GRANTEE as a precondition to any such exploration and development

BOOK 5475
PAGE 868

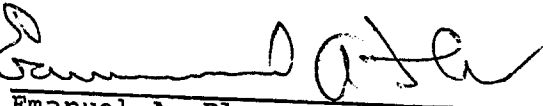
of oil, gas or other minerals on the property.

The officers who sign this Warranty Deed hereby certify that this Warranty Deed and the transfer represented hereby was duly authorized under a resolution duly adopted by the Board of Directors of the GRANTOR at a lawful meeting 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 13th day of July, 1983.

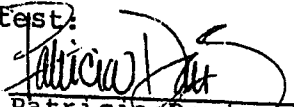
SALT LAKE INTERNATIONAL CENTER

By


Emanuel A. Floor

Attest:


By

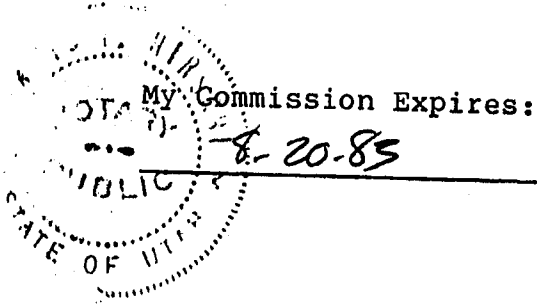

Patricia Davis
Assistant Secretary

BOOK 5475 PAGE 869

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On the 13th day of July, 1983, personally appeared before me EMANUEL A. FLOOR and PATRICIA DAVIS, who, being by me first duly sworn, did say that he, the said EMANUEL A. FLOOR is the President, and she, the said PATRICIA DAVIS, is the Assistant Secretary of Salt Lake International Center, a Utah corporation, and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Emanuel A. Floor and Patricia Davis each duly acknowledged to me that said corporation executed the same, and that the seal affixed is the seal of said corporation.


NOTARY PUBLIC
Residing at: Centerville Utah



BOOK 5475
PAGE 870

SCHEDULE "A"

Real Property located in Salt Lake County, State of Utah and described as follows:

A parcel of land, the Eastern 341.43 feet of Lot 2, Plat 7, Salt Lake International Center, an industrial subdivision located in Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian; and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 2 and running thence South 0°02'00" East, 301.00 feet; thence South 89°58'00" West, 341.43 feet; thence North 0°02'00" West, 301.00 feet; thence North 89°58'00" East, 341.43 feet to the point of BEGINNING.

SUBJECT TO a non-exclusive easement for access being more particularly described as follows:

BEGINNING at the Northwest corner of said parcel, said point being South 89°58'00" West, 341.43 feet from the Northeast corner of said Lot 2, Plat 7; and running thence North 89°58'00" East, 15.00 feet; thence South 0°02'00" East, 130.00 feet; thence South 89°58'00" West, 15.00 feet; thence North 0°02'00" West, 130.00 feet to the point of BEGINNING.

ALSO SUBJECT TO a railroad easement across the Southerly 16.00 feet of said parcel being more particularly described as follows:

BEGINNING at the Southeast corner of said parcel, said point also being the Southeast corner of said Lot 2, Plat 7; and running thence South 89°58'00" West, 341.43 feet; thence North 0°02'00" West, 16.00 feet; thence North 89°58'00" East, 341.43 feet; thence South 0°02'00" East, 16.00 feet to the point of BEGINNING.

TOGETHER WITH a non-exclusive easement for access being more particularly described as follows:

SCHEDULE "A" continued:

BEGINNING at the Northwest corner of said parcel, said point being South 89°58'00" West, 341.43 feet from the Northeast corner of said Lot 2, Plat 7; and running thence South 0°02'00" East, 130.00 feet; thence South 89°58'00" West, 15.00 feet; thence North 0°02'00" West, 130.00 feet; thence North 89°58'00" East, 15.00 feet to the point of BEGINNING.

This Schedule "A" is attached to that certain Warranty Deed, dated the 13th day of July, 1983, executed by Salt Lake International Center, as GRANTOR, in favor of The Rocky Mountain Bank Note Company, as GRANTEE.