

133612 MCGHIE LAND TITLE COMPANY

2621883

WARRANTY DEED

Recorded MAY 15 1974 at 5P
Request of MCGHIE LAND TITLE COMPANY
Fee Paid JERADEAN MARTIN
Recorder, Salt Lake County, Utah
By [Signature] Deputy
Ref _____

JACOBSEN CONSTRUCTION COMPANY, INC., a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of the County of Salt Lake, State of Utah, Grantor, hereby conveys and warrants to M.S.A. FINANCE CORPORATION, a Pennsylvania corporation, Grantee, of Pittsburgh, Pennsylvania for the sum of TEN AND NO/100 DOLLARS, and other good and sufficient consideration, the following described tract of land in Salt Lake County, State of Utah:

BEGINNING at a point East 175 feet, more or less, and North 69.29 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said section corner being an unmarked County Survey Monument located at the South right of way line of the Salt Lake Garfield & Western Railroad, said beginning point is also South 0° 04' 57" West 34.69 feet and East 175 feet, more or less, and North 69.29 feet, more or less, from an unmarked County Survey Monument which is South 89° 57' 27" West 2639.80 feet from the North Quarter Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, as shown on the area reference plat on file in the Salt Lake County Surveyor's Office, and running thence from said beginning point East 156 feet, more or less; thence North 170 feet, more or less to a point 465.65 South of South line of North Temple Street; thence West 156 feet, more or less; thence South 170 feet, more or less, to the point of beginning.

TOGETHER WITH AND SUBJECT TO a free and uninterrupted perpetual easement for ingress, egress and regress between the above-described premises and North Temple Street in the aforesaid County for vehicular and pedestrian traffic over, through and across the following described tract of land in Salt Lake County, State of Utah: BEGINNING on the South line of North Temple Street at a point 323.33 feet North 89° 58' 38" East and South 66.60 feet from a Salt Lake City Survey Monument, said monument being South 89° 58' 38" West 2577.29 feet from a Salt Lake City Survey Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning being also East 326 feet and North 704 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 360 feet, more or less; thence South 19° 28' 15" East 15 feet; thence South 310 feet, more or less, along the East line of the above-described property; thence East 28 feet; thence North 310 feet, more or less; thence North 19° 28' 15" West 15 feet; thence North 360 feet, more or less, to the South line of North Temple Street; thence West 28 feet to the point of beginning.

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The officers who sign this deed hereby 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 13th day of ~~April~~, 1974.
May

Attest: JACOBSEN CONSTRUCTION COMPANY, INC.

Theodore M. Jacobsen By Leo M. Jacobsen
Theodore M. Jacobsen, Secretary Leo M. Jacobsen, President

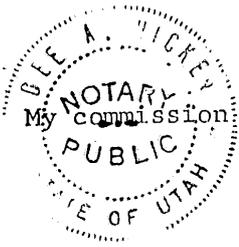


SS:

On the 13th day of May, 1974 personally appeared before me LEO M. JACOBSEN and THEODORE M. JACOBSEN, who being by me duly sworn did say, each for himself, that he the said Leo M. Jacobsen is the President, and he, the said Theodore M. Jacobsen is the Secretary of Jacobsen Construction Company, 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 Leo M. Jacobsen and Theodore M. Jacobsen each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

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Dec A. Hickey
Notary Public
Residing in Salt Lake County, Utah



My commission expires: February 9, 1977