

E 216830 B 916 P 209
Date 8-JAN-2004 11:32am
Fee: 18.00 Check
CALLEN PESHELL, Recorder
Filed By RGL
For FIRST AMERICAN TITLE INS INC
TOOELE COUNTY CORPORATION

When Recorded, Mail To:

Landmark Tooele Associates, L.C.
c/o Utah Non Profit Housing Corp.
765 South 200 East
Salt Lake City, Utah 84109

GRANTEE'S ADDRESS:

P. O. Box 9324
Salt Lake City, Utah 84109

ATC-410590D

Space above for County Recorder's Use

PARCEL I.D. No. 02-086-0-0054

WARRANTY DEED

LANDMARK ASSOCIATES, a Utah limited partnership, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to **LANDMARK TOOELE ASSOCIATES, L.C.**, a Utah limited liability company, GRANTEE, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract of land in _____ County, State of Utah:

TOOELE

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Subject to the permitted exceptions set forth on Exhibit "B" attached hereto and by reference made a part hereof.

WITNESS the hand of Grantor this 23 day of December, 2003.

LANDMARK ASSOCIATES, a Utah limited partnership

By its General Partner, DWBA Management Co., LLC, a Utah limited liability company

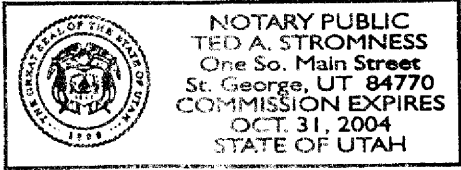
By:


Name: David W. Adams

Title: Manager

STATE OF UTAH)
): ss.
County of Washington)

On the 23 day of December, 2003, personally appeared before me David W. Adams who being by me duly sworn did say, that he is the Manager of DWBA Management Co., LLC, the General Partner of LANDMARK ASSOCIATES, a Utah limited partnership, and that the within and foregoing instrument was signed in behalf of said Partnership by authority of its Certificate of Limited Partnership and Limited Partnership Agreement and the said David W. Adams duly acknowledged to me that said Partnership executed the same.



Ted A. Stromness
NOTARY PUBLIC

EXHIBIT "A"

(Legal Description)

Beginning at a point that is South 88°89'00" East 205.806 feet on the South right of way line of 2nd North Street (nka 400 North Street) from the Northwest corner Lot 4, Block 4, Plat "B" Tooele City Survey; thence South 88°89'00" East 301.486 feet along said South right of way line to a fence line; thence South 01°27'00" West 722.773 feet along said fence to a second fence corner; thence North 88°81'00" West 301.486 feet; thence North 01°27'00" East 722.071 feet to the point of beginning.

Less and excepting any portion of said land lying within Landmark Drive and Griffith Street, as dedicated by that certain document recorded October 14, 1980, as Entry No. 341299, in Book 187 at Page 121 of Official Records.

EXHIBIT "B"

(Permitted Exceptions)

1. Taxes for the year 2004.
2. Any charge upon the land by reason of its inclusion in Tooele City.
3. Any easement over, across or through the land for a right of way and easement 16.0 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes, other gas transmission and distribution facilities and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation, its successor and assigns by Instrument recorded November 18, 1980 as Entry No. 342213 in Book 188 at Page 402 of Official Records.
4. An easement over, across or through the land for a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation, its successor, assigns, lessees, licensees and agents by Instrument recorded March 12, 1981 as Entry No. 344204 in Book 191 at Page 522 of Official Records.