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03/31/95 08:55 AM 17.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
REC BY: D KILPACK DEPUTY - WI

Escrow No. 305473BF  
WHEN RECORDED, MAIL TO:  
Robert C. Nelson  
3407 Winesap Road  
Salt Lake City, Utah 84121

Space Above This Line for Recorder's Use

**WARRANTY DEED**  
(Corporate Form)

**ASSET NETWORK OF AMERICA**, a Utah corporation organized and existing under the laws of the State of Utah, with its principal office in Salt Lake City, Salt Lake County, State of Utah, Grantor,

hereby CONVEYS AND WARRANTS to

**ROBERT C. NELSON**, Grantee, of Salt Lake City, Salt Lake County, State of Utah,

for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah:

**PARCEL 1:**

BEGINNING at a point on the South right-of-way line of 5400 South Street, said point being South 89.754 feet and East 1069.31 feet from the North Quarter Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 86°58'30" East along said South right-of-way line 82.61 feet to a point of a 23,018.30 foot radius curve to the left, thence along said South right-of-way line and arc of said curve to the left 142.526 feet to a point on the West right-of-way line of 1500 West Street, thence South along said West right-of-way line 199.953 feet to a point on the North line of a 40.00 foot wide right-of-way. Entry No. 4715100, in Book 6089, at Page 2818, of the Official Records, thence West along said North right-of-way line 224.845 feet; thence North 211.393 feet to the South right-of-way line of said 5400 South Street and the point of BEGINNING.

**PARCEL 1A:**

A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

BEGINNING at a point that is South 311.735 feet and East 1069.331 feet from the North Quarter corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence East 224.845 feet to the West right-of-way line of 1500 West Street; thence along said West right-of-way line South 2.507 feet; thence South 01°38'12" East 37.508 feet; thence leaving said West right-of-way line West 225.916 feet; thence North 40.000 feet to the point of BEGINNING. Basis of bearing is from the North Quarter Corner to the Center of said Section 15, which has a bearing of South 00°03'47" East.

**SUBJECT TO** those items noted on Exhibit "A" attached hereto and incorporated herein by this reference.

The officer who signs this warranty deed hereby certifies 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.

BK 7125 Pg 1519

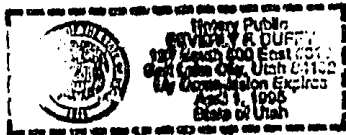
In witness whereof, the grantor has caused its corporate name to be hereunto affixed by its duly authorized officers this 30<sup>th</sup> day of MARCH, 1995.

ASSET NETWORK OF AMERICA,  
a Utah Corporation

By: [Signature]  
Dell S. Nichols  
Its: President

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

On the 30<sup>th</sup> day of MARCH, 1995, personally appeared before me Dell S. Nichols, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he is the President of Asset Network of America, a Utah corporation, and that the foregoing warranty deed was signed by him in behalf of said corporation by authority of a resolution of its Board of Directors, and said Dell S. Nichols acknowledged to me that said corporation executed the same.



[Signature]  
NOTARY PUBLIC  
Residing at:  
My Commission Expires:

## EXHIBIT "A"

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes for the year 1995 and thereafter.
8. Any assessments levied by the Taylorsville-Bennion Improvement District, for the purpose of supplying water and sewage facilities to said District.
9. An Ordinance, amending Title XXII, of the revised ordinances of Salt Lake County as amended, changing certain property in Salt Lake County from Agricultural Zone A-1 and Residential Zone R-M, to Residential Zone R-M/zc, Residential Zone R-1-S, Commercial Zone C-2/zc, and Residential Zone R-2-8, is hereby reclassified from Agricultural Zone A-1 to Residential Zone R-M/zc, recorded May 25, 1984 as Entry No. 3946865 in Book 5559, at page 798 of Official Records.
10. An easement and right-of-way for the construction, maintenance, security, operation, repair, replacement, and removal of communications lines, equipment, structures, and related facilities, from time to time, as Grantee may require upon, over, under and across the following described tract or parcel of land which the Grantor owns or in which the Grantor has an interest in the County of Salt Lake, State of Utah, to wit:

Commencing at a point 50 feet South of the South Right of Way Line of 5400 South Street and 21 feet West of the West Right of Way Line of 1500 West Street in Salt Lake County.

Said point being South 175 feet, more or less, and West 51 feet, more or less, from the Northeast corner of the Northwest Quarter of Northeast Quarter of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 20.0 feet; thence South 20.0 feet; thence East 20.0 feet; thence North 20.0 feet to the point of beginning.

Together with the right of ingress and egress over and across the adjoining land of the Grantor to and from the above described property, the right to clear and keep cleared all trees, vegetation and other obstructions as may be necessary, and the right to fence or otherwise secure the above-described property, all as may be necessary.

As created in favor of The Mountain States Telephone and Telegraph Company by Equipment Structure Right-of-Way Easement recorded December 14, 1984 as Entry No. 4027651 in Book 5614 at page 1898 of Official Records.

11. A Right-of-Way Easement and the right to construct, operate, maintain and remove such

communication and other facilities, from time to time, as said Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

An Easement six (6) feet in width three (3) feet on each side of the following described centerline:

Commencing South 120.5 feet and West 1285.20 feet and North 87°22'39" West 68.07 feet from the Northeast corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 201.63 feet; thence South 01°38'12" East 175.07 feet; thence South 904.59 feet, more or less, to end.

As created in favor of The Mountain States Telephone and Telegraph Company by Right-of-Way Easement recorded March 13, 1985 as Entry No. 4060887 in Book 5636 at page 1871 of Official Records.

12. The terms, covenants, conditions, restrictions and easements contained in that certain Grant of Additional Road Easement executed by Elden Kingston aka Eldon Kingston, a married man, Mary Jean Nelson, a married woman, World Enterprises, a Nevada corporation, and Estes Development Co., an Arizona limited partnership, dated December 14, 1988 and recorded December 16, 1988 as Entry No. 4715100 in Book 6089 at page 2818 of Official Records.

Certain terms were amended by First Amendment to Declaration and Establishment of Protective Covenants and Restrictions and Grant of Easements and Annexation of Additional Property to Shopping Center and Revisions Concerning Additional Road Easement dated October 20, 1990 and recorded December 12, 1990 as Entry No. 5001007 in Book 6275 at page 1966 of Official Records.

Certain terms were amended by Modification of Right to Change Location of Additional Road Easement dated July 18, 1994 and recorded August 26, 1994 as Entry No. 5908204 in Book 7008 at page 189 of Official Records.

13. An easement for the location of a Monument Sign and incidental purposes in the Northeast corner of said property as shown on a survey dated June 7, 1994 by Larsen & Malmquist, Inc., Job No. 02863-945, and the location of which is not specified as created in favor of World Enterprises, Inc., a Nevada corporation, by Sign Easement recorded July 13, 1994 as Entry No. 5872888 in Book 6979 at page 2701 of Official Records.
14. Encroachment of a 2.5 foot curb and gutter over the Southwest corner; encroachment of a 4 foot concrete sign pad over the Northeast corner; underground telephone line, telephone boxes, power up and utility up, all of which is disclosed by a survey Job No. 02863-945, dated June 7, 1994, prepared by Larsen & Malmquist.
15. An Acknowledgment And Disclosure recorded December 23, 1994 as Entry No. 5991635 in Book 7076 at page 924 of Official Records, wherein it states, in part, that the property described herein is either partially or wholly located within a Natural Hazards Special Study Area as shown on the Natural Hazards Map adopted by the Board of County Commissioners of Salt Lake County pursuant to Ordinance No. 1074 for: Moderate Liquefaction Potential.