

23487u

900

When Recorded, Return To:
GALLAGHER & KENNEDY
2600 North Central Avenue
Phoenix, Arizona 85004-3020
Attn: Michael J. Ahearn

5300116
28 JULY 92 04:05 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SURETY TITLE
REC BY: VALERIE ASHBY, DEPUTY

5300116

15-22-457-006

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, CITADEL ASSOCIATES LIMITED PARTNERSHIP, an Arizona limited partnership ("Grantor"), having an office at 1255 West Baseline Road, Suite 191, Mesa, Arizona 85202, hereby conveys and warrants to CITADEL COMMUNICATIONS CORPORATION, a Nevada corporation, having an office at 1255 West Baseline Road, Suite 191, Mesa, Arizona 85202, the following real property situated in Salt Lake County, Utah, together with all rights and privileges appurtenant thereto:

See Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO:

See Exhibit B attached hereto and incorporated herein by reference.

DATED this ____ day of _____, 1992.

CITADEL ASSOCIATES LIMITED PARTNERSHIP, an Arizona limited partnership

By [Signature]
Lawrence R. Wilson
Its: General Partner

"Grantor"

STATE OF California)
County of Stanislaus)

SS.



[Signature]

The foregoing instrument was acknowledged before me this 8 day of July, 1992, by Lawrence R. Wilson, General Partner of CITADEL ASSOCIATES LIMITED PARTNERSHIP, on behalf of the partnership.

[Signature]
Notary Public

Residing at: 1018 Huntington Drive
Modesto, CA 95350

My commission expires:
3/20/95

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

Beginning at a point South 0°07' East 317.05 feet from the Northeast corner of Lot 11, Block 12, Chesterfield Plat "A", a subdivision of parts of Sections 22 and 27, all of Lots 7 and 8, Section 23 and Lot 2, Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°07' East 630.01 feet; thence South 78°50' West 171.81 feet; thence South 46°45' West 43.539 feet to the Northeasterly line of Cassell Street; thence North 56°46' West 263.34 feet; thence West 86.96 feet to the Southwest corner of Lot 1, Block 13, Chesterfield Plat "A"; thence North 0°07' West 101.435 feet to the center of Brighton and North Point Canal; thence North 49°28' West along canal 95.82 feet; thence North 42°56' West along canal 1.766 feet to the Southeast corner of Lot 16, Block 13, Chesterfield Plat "A"; thence North 0°07' West 383.79 feet; thence East 581.25 feet to the point of beginning.

SITUATE IN SALT LAKE COUNTY

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 1992 accruing as a lien, not yet due and payable.
2. Subject property is located within the boundaries of Granger-Hunter Improvement District and is subject to any assessments and/or service charges levied therein.
3. Subject to an easement for right of way, executed by Salt Lake County in favor of Mountain States Telephone and Telegraph Co., dated June 17, 1949, recorded June 20, 1949, Book 687, Page 745, Entry No. 1161372.
4. Subject to a Decree granting water rights, executed by and between Brighton North Point Irrigation and Zina L. Irving, et al., dated April 20, 1954, recorded May 21, 1954, Book 1089, Page 393, Entry No. 1373307.
5. Subject to an Easement by and between Reece C. and Elizabeth D. Anderson and Salt Lake County, dated February 17, 1969, recorded March 12, 1969, Book 2736, Page 559, Entry No. 2286019.
6. Resolution executed by Brighton North Point Irrigation, dated February 27, 1981, recorded March 24, 1981, Book 5227, Page 1403, Entry No. 3546750.
7. Subject to any easements and rights of way appurtenant to canal as it runs along Southerly and Southwesterly portions of subject property.
8. Subject to any easements or rights of way retained by Salt Lake County in and to vacated streets and subject property.
9. Subject to an apparent lack of access as subject property does not front on a dedicated street and is restricted by a canal.