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22 APRIL 93 10:36 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: REBECCA GRAY , DEPUTY

Recorded at Request of
Salt Lake City Corporation

QUIT-CLAIM DEED

WATTS 89, INC., a Utah corporation, 5200 South Highland Drive, Salt Lake City, Utah 84117, and FIRST CHARTER DEVELOPMENT CORPORATION, a Utah corporation, 95 East Tabernacle, St. George, Utah 84770, GRANTORS, hereby QUIT-CLAIM to SALT LAKE CITY, a Utah municipality, GRANTEE, 451 South State, Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract of real property, and all improvements, tenements, hereditaments, and appurtenances thereto, and located in Salt Lake County, State of Utah:

That certain real property described upon Exhibit "A" attached hereto and incorporated herein by reference.

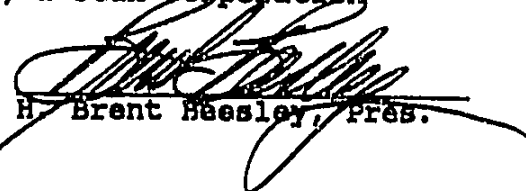
Grantors intend by this Deed to transfer and convey to Grantee, all of their right, title and interest in and to that certain Easement Grant dated March 2, 1993, wherein First Charter Development Corporation, a corporation, as grantor, granted and conveyed an easement to (i) SALT LAKE CITY CORPORATION; (ii) WATTS 89, INC.; and (iii) FIRST CHARTER DEVELOPMENT CORPORATION,

IN WITNESS WHEREOF, Grantors have caused this instrument to be signed in their respective names by duly authorized officers this 5 day of April, 1993.

WATTS 89, INC., a Utah corporation

By: 
Russel K. Watts, Pres.

FIRST CHARTER DEVELOPMENT CORPORATION, a Utah corporation

By: 
H. Brent Haesley, Pres.

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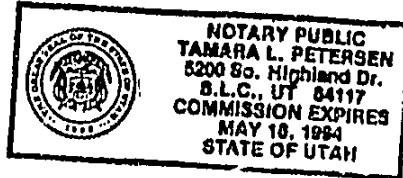
STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 5 day of April 1993, by Russell K. Watts as Vice-President of Watts 89, Inc., a Utah corporation, who further acknowledged to me that said corporation executed the same.

My Commission Expires: 5-16-94

Tamara L. Petersen
NOTARY PUBLIC, Residing at:
5300 S. Highland Dr.

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)



The foregoing instrument was acknowledged before me this 7th day of April, 1993, by H. Brent Beesley as President of First Charter Development Corporation, a Utah corporation, who further acknowledged to me that said corporation executed the same.

My Commission Expires:
8-19-95

H. Brent Beesley
NOTARY PUBLIC, Residing at:
Red Lake County, ID

slc3.qcd (dkp\watt)

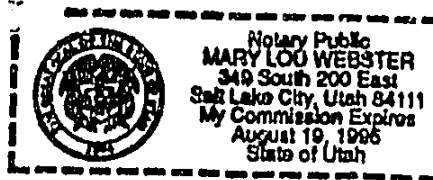


EXHIBIT "A"

FIRST CHARTER DEVELOPMENT CORPORATION PARCEL EASEMENT

A easement for the construction, maintenance and repair of Public Utility pipelines being 20 feet in width and being further described as follows:

BEGINNING at a point that is North $00^{\circ}00'46''$ East 2017.99 feet along the West boundary of Fort Douglas Military Reservation and South $89^{\circ}59'23''$ East 2481.76 feet along the North Military Reservation boundary from United States Military Reservation Monument No. 13, said Monument No. 13 being South $00^{\circ}01'57''$ East (bearing base) which equals South $00^{\circ}12'58''$ West (State plane grid bearing Utah Central Zone) 496.58 feet along the monument line of Virginia Street and South $89^{\circ}58'15''$ West 56.85 feet along the South Military Reservation Line from a City Monument at the intersection of Virginia Street and Eleventh Avenue (from the west); thence North $89^{\circ}59'23''$ West 340.32 feet; thence North $00^{\circ}01'57''$ West 11.99 feet; thence South $89^{\circ}58'03''$ West 20.00 feet; thence South $00^{\circ}01'57''$ East 31.97 feet; thence South $89^{\circ}59'23''$ East 354.45 feet; thence South $57^{\circ}19'22''$ East 164.81 feet; thence South $16^{\circ}46'25''$ West 123.03 feet; thence South $27^{\circ}28'01''$ West 73.94 feet; thence South $10^{\circ}51'01''$ West 147.24 feet; thence South $16^{\circ}46'25''$ West 192.24 feet; thence South $00^{\circ}00'17''$ East 5.14 feet; thence North $83^{\circ}44'01''$ East 20.12 feet to a point on the West boundary line of Federal Pointe Subdivision; thence along said boundary line North $16^{\circ}46'25''$ East 190.33 feet; thence North $10^{\circ}51'01''$ East 145.35 feet; thence North $27^{\circ}28'01''$ East 72.89 feet; thence North $16^{\circ}46'25''$ East 140.00 feet; thence North $57^{\circ}19'22''$ West 185.76 feet to the point of beginning. Easement contains 21,556 sq. ft. or 0.49 acres.