

WHEN RECORDED RETURN TO:

NOSS, MONNET & EDMISTON
111 W. FIFTH STREET #300
TULSA, OKLAHOMA 74103-4270

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30 + 3 1
North Salt Lake
Indust PK D

SPECIAL WARRANTY DEED

E 1317589 8 2119 P 963
JAMES ASHAUER, DAVIS CNTY RECORDER
1997 APR 18 2:46 PM FEE 14.00 DEP NT
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

KNOW ALL MEN BY THESE PRESENTS:

THAT SAMMONS REALTY CORPORATION, a Delaware corporation hereinafter called "Grantor", in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto RED MAN PIPE & SUPPLY CO., an Oklahoma corporation, hereinafter called "Grantee", solely under the special warranty hereinafter set forth and subject to the reservations and conditions hereinafter stated, all of the following described real property situated in the county of Davis, state of Utah, to wit:

Real property and improvements located at 485 North 400 West, North Salt Lake City, Utah, and more specifically described as follows:

FIRST AMERICAN TITLE
JB # 1228-1459 452155

BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF 400 WEST STREET AT THE NORTHEAST CORNER OF LOT 31, NORTH SALT LAKE INDUSTRIAL PARK PLAT "D", SAID POINT BEING ALSO S87°05'47"W 97.53 FEET ALONG THE SECTION LINE AND SOUTH 1860.01 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE 597.88 FEET; THENCE WEST 510.00 FEET; THENCE NORTH 597.88 FEET TO THE NORTH LINE OF SAID LOT 31; THENCE EAST 510.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR DRAINAGE AND UTILITIES OVER THE NORTH 10 FEET AND THE WEST 30 FEET TO THE ABOVE-DESCRIBED TRACT. 01-131-0051

There is expressly reserved and excepted from this conveyance all oil, gas and minerals, and mineral rights of whatever nature or description, kind or character, like or unlike, known or unknown, and whether occurring in solid, liquid, vaporous or other and different forms in, under, or that may be produced from the above-described tract of land; provided, however, that no operations of investigating, exploring, drilling, prospecting or mining for or storing or transporting said minerals or any of them, shall be conducted or placed upon said premises.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same against every person lawfully claiming the same or any part thereof, by, through or under Grantor (subject to the exceptions, reservations and conditions hereinabove stated), but against none other.

TO HAVE AND TO HOLD said described premises unto the Grantee, its successors and assigns forever.


GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO MERCHANTABILITY, TITLE MARKETABILITY, FITNESS, OR SUITABILITY FOR A PARTICULAR PURPOSE IN RESPECT TO THE PROPERTY DESCRIBED HEREIN, AND SAID PROPERTY IS SOLD IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. BY ACCEPTANCE OF DELIVERY OF SAID PROPERTY GRANTEE AFFIRMS THAT IT HAS NOT RELIED ON GRANTOR'S SKILL OR JUDGMENT TO SELECT OR FURNISH SAID PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR MAKES NO WARRANTY THAT SAID PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, THAT EXTEND BEYOND THE DESCRIPTION OF SAID PROPERTY SET FORTH ABOVE.

same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal of office the day and year last above written.

E 1317589 B 2119 P 965

My commission expires:
11-21-2000


Notary Public in and for the
State of Oklahoma

TERESA M. FINDERS, NOTARY PUBLIC
TULSA COUNTY OKLAHOMA
COMMISSION EXPIRES 11-21-2000

AFTER RECORDING, RETURN TO:

David L. Noss, Esq.
Noss, Monnet & Edmiston
111 West 5th Street, Suite 300
Tulsa, OK 74103-4270

PREPARED IN THE LAW OFFICE OF:

Sammons Corporation
Legal Department
300 Crescent Court, Suite 300
Dallas, TX 75201

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TERESA M. FINDERS, NOTARY PUBLIC
TULSA COUNTY OKLAHOMA
COMMISSION EXPIRES 11-21-2000