

WHEN RECORDED, MAIL TO:  
UPLAND INDUSTRIES CORPORATION  
ORIGINAL  
50 South Main Street, Suite 1000  
Salt Lake City, Utah 84144

256

REBECCA GRAY

SEP 5 4 19 PM '85

SALT LAKE COUNTY, UTAH

4133517

SPECIAL WARRANTY DEED

AMERICAN PHOTO GROUP CORP., a corporation of the State of Washington, formerly known as Transamerica Film Service Corporation, whose postal address is 1010 Huntcliff, Atlanta, Georgia 38338 Grantor, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby conveys and warrants against the lawful claims of all persons claiming by, from or under it but against none other, to UPLAND INDUSTRIAL DEVELOPMENT COMPANY, a corporation of the State of Nebraska, whose postal address is 302 South 36th Street, Omaha, Nebraska 68131 Grantee, its successors and assigns, forever, the real estate situate in the City of Salt Lake, County of Salt Lake, State of Utah, described in Exhibit A hereto attached and hereby made a part hereof.

EXCEPTING from this grant and RESERVING unto Grantor, its successors and assigns:

(a) a non-exclusive perpetual easement for the construction, operation, maintenance, repair, renewal, reconstruction and use of utilities over, under and across the south twenty-four feet (24') of the lands hereby conveyed, together with the right of ingress and egress to and from the lands hereby conveyed if necessary for the purpose of exercising the rights herein reserved;

(b) a temporary easement for the operation and maintenance of telephone lines and appurtenances thereto; such easement to be relocated by Grantor to the above-described twenty-four foot (24') easement within twelve (12) months after written notice to do so from Grantee to Grantor at its address specified above; and

(c) a non-exclusive perpetual easement for the construction, operation, maintenance, repair, renewal, reconstruction and use of a sewer line along, under and across the portion of the lands hereby conveyed described in Exhibit B attached hereto and made a part hereof, together with the right of ingress and egress to and from the lands hereby conveyed if necessary for the purpose of exercising the rights herein reserved.

SECURITY TITLE CO.  
RJT No. 234179

5688 565

This deed is made subject to the following:

(a) All taxes and all assessments, or, if payable in installments, all installments of assessments, levied upon or assessed against the premises described in Exhibit A which became or may become due and payable in the year 1985 shall be prorated as of the date of delivery of this deed by Grantor to Grantee, said date being the 30<sup>TH</sup> day of August, 1985; and Grantee assumes and agrees to pay, or to reimburse Grantor for, if paid by it, all such taxes and assessments and installments of assessments applicable to the period subsequent to the date of delivery of this deed and assume all taxes and all assessments and all installments of assessments which may become due and payable after said year;

(b) Easements for public utilities, lot drainage and incidental purposes over, along and across said property as set forth on the recorded plat of Centennial Industrial Park (Phase III);

(c) Conditions and Restrictions recorded April 25, 1978 as Entry No. 3097836 in Book 4661 at page 168 and amended by First Amendment of Declaration of Covenants, Conditions, and Restrictions for Centennial Industrial Park (Phase III) recorded October 17, 1980 as Entry No. 3491726 in Book 5166 at page 363 of Official Records;

(d) Reservation of mineral rights as reserved in the Warranty Deed from Union Pacific Land Resources Corporation to Transamerica Film Service Corporation, dated November 2, 1978 and recorded November 22, 1978 as Entry No. 3201240 in Book 4775 at page 1000 of Official Records; and

(e) Right-of-Way Easement granted to The Mountain States Telephone and Telegraph Company, a Colorado Corporation, by Right-of-Way Easement dated Devember 14, 1979 and recorded January 9, 1980 as Entry No. 3386364 in Book 5022 at page 268 of Official Records.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 30<sup>TH</sup> day of August, 1985.

AMERICAN PHOTO GROUP CORP.

Witness:

Richard H. Dyer

BY James C. Cron  
VICE President

Attest:

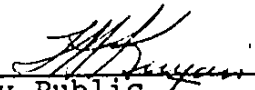
\_\_\_\_\_  
Assistant Secretary (SEAL)

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

On this 30<sup>th</sup> day of AUGUST, 1985, before me, the undersigned, a Notary Public in and for said County in the State aforesaid, personally appeared RANDI ALBERTSON, to me personally known, and to me personally known to be VICE President of AMERICAN PHOTO GROUP CORP. and to be the same person whose name is subscribed to the foregoing instrument, and who, being by me duly sworn, did say that he is VICE President of AMERICAN PHOTO GROUP CORP., that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and the said RANDI ALBERTSON acknowledged said instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said corporation, by it voluntarily executed, for the uses specified therein.

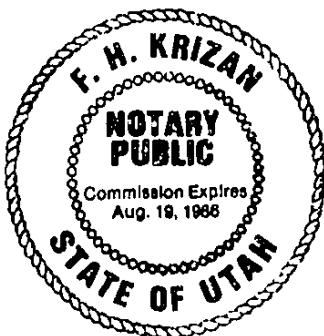
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My Commission expires 8-19-86.

  
\_\_\_\_\_  
Notary Public

Residing at S.L.C., UTAH

(SEAL)



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A parcel of land being a portion of Lot 1, Centennial Industrial Park, Phase III, located in Section 17, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, recorded September 23, 1977, as Entry No. 3001204, in the Office of the Recorder of said County, bounded and described as follows:

BEGINNING at a point South 89 degrees 56 minutes 40 seconds East 62.01 feet and South 89 degrees 50 minutes 04 seconds East 174.13 feet and North 02 degrees 15 minutes 36 seconds West 26.12 feet from the Southwest Corner of said Lot 1, and running thence North 02 degrees 15 minutes 36 seconds West 70.27 feet;

thence North 46 degrees 14 minutes 01 seconds West 65.13 feet;

thence North 00 degrees 04 minutes 39 seconds East 64.95 feet;

thence North 44 degrees 55 minutes 21 seconds West 9.99 feet;

thence North 00 degrees 04 minutes 39 seconds East 185.66 feet to a point of intersection with the Westerly prolongation of the Southerly Line of that certain parcel of land heretofore conveyed by Union Pacific Land Resources Corporation to Western Sheet Metal, Inc., by Warranty Deed dated July 19, 1978;

thence South 89 degrees 50 minutes 04 seconds East along said Southerly Line and the Westerly and the Easterly prolongations thereof, a distance of 649.31 feet to a point on the East Line of said Lot 1;

thence South 00 degrees 09 minutes 56 seconds West along said East Line 366.75 feet to a point on the North Line of an existing rolled gutter;

thence North 89 degrees 51 minutes 25 seconds West along said North Line 10.05 feet;

thence South 77 degrees 24 minutes 26 seconds West along said North Line 26.33 feet;

thence North 89 degrees 51 minutes 25 seconds West along said North Line 555.98 feet to the point of BEGINNING. Contains 5.417 Acres. (235,985 Square Feet).

Exhibit B

A portion of Lot 1 Centennial Industrial Park Phase III, Salt Lake City, Salt Lake County, Utah; more particularly, a portion of the land hereby conveyed as described in Exhibit A hereof, bounded and described as follows:

Beginning at the northeast corner of said conveyed lands;  
thence along the east line of said conveyed lands South 0 degrees 09 minutes 56 seconds West 13.84 feet;  
thence North 89 degrees 52 minutes 54 seconds West 572.22 feet;  
thence South 63 degrees 27 minutes West 86.21 feet to the west line of said conveyed lands;  
thence along said west line North 0 degrees 04 minutes 39 seconds East 15.66 feet;  
thence North 63 degrees 27 minutes East 83.20 feet to a point on the north line of said conveyed lands;  
thence along said north line South 89 degrees 50 minutes 04 seconds East 574.93 feet to the point of Beginning.