

7417970

When recorded mail to:
Salt Lake Community College
4600 South Redwood Road
Administration Building, Rm 111
Salt Lake City, Utah 84130
Attn: Gordon Stores

7417970
07/20/1999 04:29 PM 29.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
BY: RDJ, DEPUTY - WI 5 P.

WARRANTY DEED
(CORPORATE FORM)

SMITH DETROIT DIESEL/ALLISON, INC., a Delaware Corporation
, a corporation
organized and existing under the laws of the State of Delaware,
with its principal office at Salt Lake City, County of Salt Lake,
State of Utah
Grantor hereby CONVEYS AND WARRANTS to

SALT LAKE COMMUNITY COLLEGE,

Grantee

of Salt Lake City, County of Salt Lake, State of Utah, for
the sum of TEN DOLLARS AND NO/100-----DOLLARS,
And other Good and Valuable consideration

the following described tract of land in Salt Lake County,
State of Utah:

See legal description attached hereto as Exhibit "A"

SUBJECT TO easements, restrictions and rights of way of record, as
noted on Exhibit "B" attached hereto.

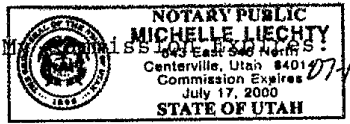
The officers who sign this deed hereby certify that this deed
and the transfer represented thereby was duly authorized under a
resolution duly adopted by the board of directors of the grantor
at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name
and seal to be hereunto affixed by its duly authorized officers
this 20th , day of July , A.D. 1999

Attest: _____) SMITH DETROIT DIESEL/ALLISON, INC.,
_____) a Delaware Corporation
_____) _____ Company
Secretary.)) By Michael B. Smith
_____) Michael B. Smith, President.

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

On the 20th day of July, 1999 personally appeared before me
Michael B. Smith, who being by me duly sworn did say that he is
the President of SMITH DETROIT DIESEL/ALLISON, INC., a Delaware
Corporation and that the foregoing instrument was signed on behalf
of said corporation by authority of a resolution of its Board of
Directors, and said Michael B. Smith acknowledged to me that said
corporation executed the same.



Michelle Liechty
NOTARY PUBLIC
Residing at: Salt Lake City, Utah

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LTC # 22330

EXHIBIT "A"

PARCEL 1:

BEGINNING at a point which is North 0°05'30" East along the Block line 383.00 feet from the Southwest corner of Block 15, Ten-Acre Plat "A", Big Field Survey, said point of beginning also being North 0°05'30" East along the monument line 416.23 feet and North 89°56'30" East 33.00 feet from the County survey monument at the intersection of the 3900 South Street and 300 West Street monument lines; thence North 89°56'30" East 209.62 feet; thence North 0°13' East 208.48 feet [to a point described in old deeds as being East 553.0 feet and South 301.62 feet from the Center of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian, by Survey (filed as Survey No. S91-01-0081 in the office of the Salt Lake County Surveyor), said point has been described as being South 89°53'35" East 314.63 feet and South 0°06'25" West 301.62 feet and North 89°57'25" East 242.11 feet from the center of said Section 36]; thence East 510.06 feet to a point on the Westerly right-of-way fence of the Oregon Short Line Railroad; thence Southerly 337.13 feet along said old meandering fence on the arc of a 2897.93 foot, more or less, radius curve to the left; thence along said fence South 13°33' East 307.07 feet to a point on the Northerly line of the (UDOT) 3900 South Street right-of-way; thence along said line on the following nine (9) courses: 1) South 80°59'45" West 156.13 feet to the point of tangency with a 25.00 foot radius curve to the right; 2) thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'; 3) thence Northwesterly 145.42 feet along the arc of an 89.05 foot radius curve to the left through a central angle of 93°33'54" to the point of reverse curve with a 209.27 foot radius curve to the right; 4) thence Westerly 65.96 feet along the arc of said curve through a central angle of 18°03'35" to the point of tangency; 5) thence South 89°33' West 249.71 feet to the point of tangency with a 547.96 foot radius curve to the right; 6) thence Westerly 116.64 feet along the arc of said curve to the right through a central angle of 12°11'45"; 7) thence North 71°59'33" West 66.09 feet to a point on the arc of a 52.00 foot radius curve the center of which bears North 11°44'45" East; 8) thence Northwesterly 57.82 feet along the arc of said curve to the right through a central angle of 63°42'26"; 9) thence North 14°32'49" West 88.49 feet to a point on the East line of 300 West Street; thence North 0°05'30" East along said East line 221.28 feet to the point of BEGINNING.

PARCEL 2:

A parcel of land located in Lot 2, Block 15, Ten Acre Plat "A", Big Field Survey, more particularly described as follows: BEGINNING at a point on the centerline of 300 West Street, said point being South 00°06'25" West 1921.625 feet from the Salt Lake County monument at approximately 3580 South 300 West Street, said point is also South 89°53'55" East 314.63 feet and South 00°06'25" West 503.20 feet from the center of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°57'25" East 241.88 feet, more or less, to the Westerly line of the land conveyed to ABBOTT GM DIESEL, INC., in that certain Warranty Deed recorded May 31, 1966, as Entry No. 2157929 in Book 2463 at Page 583, of the Official Records of the Salt Lake County Recorder; thence South 00°10'25" West (adjoiner deeds read South 0°13' West) along said Westerly line 6.42 feet; thence South 89°57'25" West 241.87 feet; thence North 00°06'25" East 6.42 feet to the point of BEGINNING.

EXCEPTING THEREFROM any portion located within the bounds of 300 West Street.

WBS

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EXHIBIT "B"

- A. A right-of-way and/or easement in favor of KNIGHT CONSOLIDATED POWER COMPANY, a corporation, to erect and maintain a line of 3 poles for an electric transmission line or circuit, together with other recited terms and conditions, as constructed on or across the property herein described but not specifically defined as to exact location as created by Grant Of Right Of Way recorded December 12, 1912 as Entry No. 303321 in Book 9-A of Deeds at Page 136 of the Official Records.
- B. A right of way and easement for the erection and continued maintenance, repair, alteration, and replacement of electric transmission, distribution and telephone circuits, and one pole, with the necessary guys, stubs, cross arms and other attachments thereon, or affixed thereto, for the support of said circuits, together with other recited terms and conditions, as created in favor of UTAH POWER & LIGHT COMPANY by instrument recorded June 30, 1917 as Entry No. 380629, in Book "2-W" of Liens & Leases, at Page 394 of the Official Records, through and across said property as follows:

Commencing on the West boundary of Grantors land 2330 feet West of a point 2270 feet North of the Southeast corner of Section 36, Township 1 South, Range 1 West, S.L.M., thence running South 73°31' East 265 feet to the East boundary of Grantors land, all contained within the Northwest 1/4 of Southeast 1/4 of Section 36, Township 1 South, Range 1 West, S.L.M.

- C. A right of way and easement for the erection and continued maintenance, repair, alteration, and replacement of electric transmission, distribution and telephone circuits, and five poles, with the necessary guys, stubs, cross arms and other attachments thereon, or affixed thereto, for the support of said circuits, together with other recited terms and conditions, as created in favor of UTAH POWER & LIGHT COMPANY by instrument recorded September 4, 1917 as Entry No. 383355, in Book "2-Z" of Liens & Leases, at Page 575 of the Official Records, through and across said property as follows:

Commencing on the West boundary of Grantors land 1868 feet West of a point 2130 feet North of the Southeast corner of Section 36, Township 1 South, Range 1 West, S.L.M., thence running South 73°31' East 1120 feet to the West side of West Temple Street, excepting however, that portion of Transmission line crossing the O.S.L. Railroad Right-of-Way.

- D. A right of way and easement for the erection and continued maintenance, repair, alteration, and replacement of electric transmission, distribution and telephone circuits, and one pole, with the necessary guys, stubs, cross arms and other attachments thereon, or affixed thereto, for the support of said circuits, together with other recited terms and conditions, as created in favor of UTAH POWER & LIGHT COMPANY by instrument recorded September 26, 1917 as Entry No. 384365, in Book "3-F" of Liens & Leases, at Page 403 of the Official Records, through and across said property as follows:

Commencing on the West boundary of Grantors land 2080 feet West of a point 2195 feet North of the Southeast corner of Section 36, Township 1 South, Range 1 West, S.L.M., thence running South 71°31' East 215 feet to the East boundary of Grantors land, all contained within the Northwest 1/4 of Southeast 1/4 of Section 36, Township 1 South, Range 1 West, S.L.M.

(Continued)

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- E. A right of way and easement for the erection and continued maintenance, repair, alteration, and replacement of electric transmission, distribution and telephone circuits, and one pole, with the necessary guys, stubs, cross arms and other attachments thereon, or affixed thereto, for the support of said circuits, together with other recited terms and conditions, as created in favor of UTAH POWER & LIGHT COMPANY by instrument recorded September 26, 1917 as Entry No. 384367, in Book "3-C" of Liens & Leases, at Page 589 of the Official Records, through and across said property as follows:

Commencing on the West boundary of Grantors land 2080 feet West of a point 2195 feet North of the Southeast corner of Section 36, Township 1 South, Range 1 West, S.L.M., thence running South 71'31" East 215 feet to the East boundary of Grantors land, all contained within the Northwest 1/4 of Southeast 1/4 of Section 36, Township 1 South, Range 1 West, S.L.M.

- F. (Affects PARCEL 1)

A 5 foot easement for irrigation ditch adjacent to the Easterly boundary of the parcel of land described below, as granted to SALT LAKE COUNTY in that certain Warranty Deed recorded November 1, 1951 as Entry No. 1263942, in Book 890, at Page 255 of the Official Records, to wit:

Beginning at the Southwest corner of Lot #2, Block 15, Ten Acre Plat "A", B.F.S., (which point is North 0°04'50" East 33.0 feet and North 89°32'30" East 33.0 feet from the Salt Lake County Monument at the intersection of 3900 South and 300 West Street) thence North 89°32'30" East 35.0 feet; thence North 14°35' West 128.6 feet; thence South 0°04'50" West 124.6 feet to point of beginning.

- G. A right-of-way and/or easement in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. to construct, operate and maintain lines of Telephone and Telegraph, including the necessary underground conduit, poles, cables, wires and fixtured, together with other recited terms and conditions, as constructed on or across the property herein described but not specifically defined as to exact location as created by Right Of Way recorded June 18, 1954 as Entry No. 1377274 in Book 1097 at Page 311 of the Official Records.

- H. (Affects PARCEL 2)

A right of way and easement for the purpose of digging a trench along said right of way, and to lay, maintain, operate, repair, remove or replace a pipe line, together with other recited terms and conditions, as created in favor of SALT LAKE CITY SUBURBAN SANITARY DISTRICT by instrument recorded April 14, 1967 as Entry No. 2195225, in Book 2545, at Page 121 of the Official Records, through and across said property as follows:

Across the land and premises described as: Commencing in center of street 310.2 feet East and South 0°09' West 399.62 feet from center of Section 36, Township 1 South, Range 1 West, S.L. Mer., South 0°09' West 110 feet; East 242 feet; North 0°13' East 110 feet; West 242 feet, more or less to beg. Less Street.

The center line of said pipe shall extend through and across the above land and premises on a line described approximately as follows: Enters above described property at a point on the west property line 6 feet north of the south property line, and running thence east parallel to and 6 feet north of the South line 241 feet more or less to the east property line.

(Continued)

I. (Affects PARCEL 1)

A right of way and easement for the purpose of digging a trench along said right of way, and to lay, maintain, operate, repair, remove or replace a pipe line, together with other recited terms and conditions, as created in favor of SALT LAKE CITY SUBURBAN SANITARY DISTRICT by instrument recorded April 14, 1967 as Entry No. 2195226, in Book 2545, at Page 122 of the Official Records, through and across said property as follows:

Across the land and premises described as: Commencing 553 feet East and 301.62 feet South from center of Section 36, Township 1 South, Range 1 West, S.L. Mer., South 0°09' West 636.9 feet; South 87° East 241.46 feet; North 651.42 feet; West 239 feet to beg. Less Street.

The center line of said pipe shall extend through and across the above land and premises on a line described approximately as follows: Enters above described property at a point on the West property line 200 feet South from the Northwest corner of said property and running thence East 255 feet, more or less, to the East property line, thence South 350 feet, more or less, parallel to and within 8 feet of the East property line.

J. The right, if any, of the UTAH DEPARTMENT OF TRANSPORTATION and/or SALT LAKE COUNTY to control/limit access to 3900 South Street over the Southerly boundary of the land described as PARCEL 1 in Schedule A hereof.

K. An easement for a right-of-way 60 feet in width and 550 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement and removal of electric power transmission, distribution and communication lines and reasonably required accessories and appurtenances thereto, including without limitation: three (3) poles; wires, cables, and other conductors and conduits therefore, together with other recited terms and conditions, as created in favor of PACIFICORP, an Oregon corporation, its successors and assigns, by instrument recorded May 20, 1999 as Entry No. 7360744, in Book 8279, at Page 1580 of the Official Records, through and across said property as follows:

A right-of-way 60 feet in width, being 30 feet on each side of the following-described survey line: Beginning on a west boundary line at a point 435 feet north and 210 feet east, more or less, from the southwest corner of Lot 2, Block 15, 10 Acre Plat "A", Big Field Survey, thence South 73°32' East 550 feet, more or less, to the east boundary line of the Grantor's land, said east boundary line also being the west right-of-way line of Utah Transit Authority Railway, being in said Lot 2 in the NW 1/4 of the SE 1/4 of Section 36, T.1 S., R. 1 W., S.L.M.

M/S