

Parsons, Behle & Latimer
Law Offices
79 South State St.
Salt Lake City, Utah 84111
Attn: Lawrence E. Stevens

Recorded DEC 4 1978 2:17 P M
Request of SECURITY TITLE COMPANY
FILE # 10 KATIE L. DIXON
Recorder, Salt Lake County, Utah
600 *John R. Brown*
Recorder of Salt Lake County

3206230

SPECIAL WARRANTY DEED

BENEFICIAL DEVELOPMENT COMPANY, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake County, State of Utah, GRANTOR hereby CONVEYS AND WARRANTS against all claiming by, through or under it, to A. K. UTAH PROPERTIES, INC. a corporation organized and existing under the laws of the State of Utah with its principal office at Salt Lake City, County of Salt Lake, State of Utah, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration the following described tract of land in Salt Lake City, Salt Lake County, State of Utah, to-wit:

SECURITY TITLE COMPANY
1910 76

All of Lots 6, 7 and 8, Salt Lake International Center Plat 6, an industrial subdivision, as recorded in the offices of the Salt Lake County, Utah, Recorder.

Subject to:

- a. Real estate taxes for the year 1978 which are now a lien but are not yet payable.
- b. Easements, and rights of way of record.
- c. Easements for drainage and public utilities as are shown upon Salt Lake International Center Plat 6.

AND EXPRESSLY RESERVING TO GRANTOR AND EXCEPTING HEREFROM:

All interest in and to any and all present rights of GRANTOR to oil, water, gas, minerals and other valuable underground resources whatsoever; provided, that any exploration for or development of oil, water, gas, minerals and other valuable underground resources on or under the property or any portions thereof shall require the prior written consent and approval of GRANTEE. The foregoing right to consent to surface entry is hereby declared by GRANTOR to be and it is GRANTOR'S express intent that it is a restriction, condition and covenant that runs with the land and is binding upon GRANTOR and

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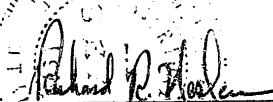
GRANTEE and their respective successors, assigns, transferres, and grantees taking by or through or under them.

The officers whose sign this Special Warranty Deed hereby certify that this Special Warranty 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 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 seventh day of November, 1978.

BENEFICIAL DEVELOPMENT COMPANY

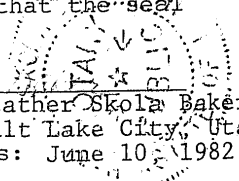
Attest:


Richard R. Neslen, Secretary


Marvin C. Steadman, President

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

On the seventh day of November, 1978, personally appeared before me Marvin C. Steadman and Richard R. Neslen who being by me duly sworn did say, each for himself, that he, the said Marvin C. Steadman is the President, and he, the said Richard R. Neslen is the Secretary of Beneficial Development Company, and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors and said Marvin C. Steadman and Richard R. Neslen each duly acknowledged to me that said corporation executed the same, and that the seal affixed is the seal of said corporation.


Notary Public: Heather Skola Baker
Residing at: Salt Lake City, Utah
Commission Expires: June 10, 1982

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