PREPARED BY, AND WHEN RECORDED, PLEASE RETURN TO:

Victor A. Taylor, Esq. Kimball, Parr, Waddoups, Brown & Gee 185 South State Street, Suite 1300 P.O. Box 11019 Salt Lake City, Utah 84147-0019 telephone: (801) 532-7840 telecopier: (801) 532-7750

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19.00 RECORDER, SALT LAKE COUNTY, UTAH ASSOCIATED TITLE REC BY&B ROME DEPUTY - WI

OUITCLAIM DEED

[Alan S. Layton and Layton Construction, Inc./Parkway Partners]

THIS INSTRUMENT is executed as of the 13th day of February, 1997, by ALAN S. LAYTON, an individual, and LAYTON CONSTRUCTION, INC., a Utah corporation (collectively, "Grantors"), whose address is 9090 Sandy Parkway, Sandy, Utah 84070, in favor of PARKWAY PARTNERS, a Utah general partnership ("Grantee"), whose address is 9090 Sandy Parkway, Sandy, Utah 84070.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantors hereby quitclaim to Grantee certain real property located in Salt Lake County, Utah, described as follows:

PARCEL A:

Beginning at a point on the westerly right-of-way line of the D.&R.G. Railroad, said point being North 985.33 feet and West 611.41 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 143.66 feet; thence North 00°01'41" West 30.47 feet; thence West 196.56 feet to a point on the easterly right-of-way line of Sandy Parkway, said point also being a point of curvature; thence northerly along the arc of a 3639.09 foot radius curve to the left (center bears South 86°25'56" West) through a central angle of 01°14'15", a distance of 78.59 feet to a point of tangency; thence North 04°48'19" West 90.36 feet; thence North 89*40'00" East 338.29 feet to a point on the westerly right-of-way line of the D.&R.G. Railroad, said point also being a point of curvature; thence southerly along the arc of a 5650.00 foot radius curve to the right (center bears South 84"38'03" West) through a central angle of 02"02'34", a distance of 201.45 feet to the point of beginning.

ITHE FOREGOING PARCEL A is all of Lot 2, SANDY PARKWAY PLAT "A", according to the official plat thereof, on file and of record in the Salt Lake County Recorder's Office, together with other property.]

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l/layton/golden/deed.vat February 12, 1997

RECERD AS NO.

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PARCEL B:

Beginning at a point which is North 785.03 feet and North 89°54'38" West 603.37 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°54'38" West 341.23 feet to a point on the East right-of-way line of Sandy Parkway; thence North 00°03'00" West along said East right-of-way line 6.01 feet to a point of curvature; thence northerly along the arc of a 3639.09 foot radius curve to the left (center bears South 89°57'00" West) through a central angle of 03°31'04", a distance of 223.43 feet; thence North 90°00'00" East 196.56 feet; thence South 00°01'41" East 30.47 feet; thence East 143.66 feet to a point on the westerly right-of-way line of the D.&R.G. Railroad; thence along the arc of a 5650.00 foot radius curve to the right (center bears South 86°40'37" West) through a central angle of 02°01'24", a distance of 199.54 feet to the point of beginning.

PARCEL C:

Beginning at a point on the westerly right-of-way line of the D.&.R.G. Railroad, said point being North 583.29 feet and West 602.40 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 152.63 feet; thence South 29.00 feet; thence West 189.36 feet to a point on the easterly right-of-way line of Sandy Parkway; thence North 00°03'00" West 232.21 feet; thence South 89°54'38" East 341.23 feet to a point on the westerly right-of-way line of the D.&R.G. Railroad; thence southerly along the arc of a 5650.00 foot radius curve to the right (center bears South 88°42'01" West) through a central angle of 02°03'20", a distance of 202.69 feet to the point of beginning.

PARCEL D

Beginning at a point on the West line of the D.&R.G. Railroad, said point being North 392.915 feet and West 608.125 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°53'00" West 330.827 feet to the East line of Sandy Parkway; thence North 02°48'06" West along said East line 110.31 feet; thence North 00°03'00" West 51.87 feet; thence East 189.357 feet; thence North 29.00 feet; thence East 152.63 feet to a point on the arc of a 5650 foot radius curve to the right and the West line of said D.&R.G. Railroad; thence southwesterly along the arc of said curve and said West line (center hears North 89°14'39" West), through a central angle of 01°55'53", a distance of 190.47 feet to the point of beginning.

INOTE FOR COUNTY RECORDER: PLEASE ASSIGN SEPARATE SERIAL NUMBERS FOR EACH OF THE FOREGOING FOUR (4) PARCELS.]

GRANTORS have executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

GRANTORS:

ALAN S. LAYTON

Date | FEB. 13 , 1997

LAYTON CONSTRUCTION, INC.

Its PRESIDENT

Date FEB. 13, 1997

State of Utah The foregoing instrument was acknowledged before me this 13th day of February, 1997, by Alan S. Layton. (Seal) My Commission Expires: Residing at: Notary Fublic Notary Fublic Notary Fublic State of Utah State of Utah State of Utah State of Utah (Seal) State of Utah (Seal) State of Utah State of Utah (Seal) Residing at: The foregoing instrument was acknowledged before me this 12th day of February, 1997, by ALAN S. LANTON Layton Construction, Inc. (Seal) My Commission Expires: Residing at: Notary Fublic Residing at: Notary Fublic Notary Fublic State of Utah State of Utah State of Utah ANTON ANTON ANTON STATE OF ITAH Notary Fublic State of Utah Notary Fublic State of Utah Notary Fublic State of Utah State of Utah State of Utah Notary Fublic State of Utah State of Utah Notary Fublic State of Utah State of Utah State of Utah Notary Fublic State of Utah Notary Fublic State of Utah State of Utah Notary Fublic State of Utah Notary Fublic State of Utah Notary Fublic State of Utah State of Utah Notary Fublic State of U	County of Sait Lake The foregoing instrument was acknowledged before me this 121 day of February, 1997, by Alan S. Layton. (Seal) Notary Public State of Utah State of Utah State of Utah County of Sait Lake The foregoing instrument was acknowledged before me this 121 day of February, 1997, by ALAN S LANTON the PRESIDENT of Layton Construction, Inc. (Seal) My Commission Expires: Residing at: Residing at:			
County of Salt Lake The foregoing instrument was acknowledged before me this 12th day of February, 1997, by Alan S. Layton. (Seal) Notary Public Residing at: NOTARY FUBLIC Secretary 1997, by ALAN ALANTON the PRESIDENT of Layton Construction, Inc. (Seal) NOTARY FUBLIC SUBJECT Secretary 1997, by ALAN ALANTON Residence of Layton Construction, Inc. (Seal) My Commission Expires: Residing at: NOTARY FUBLIC SUBJECT OF ITAIL NOTARY FUBLIC SUBJECT OF STATE OF ITAIL NOTARY FUBLIC SUBJECT OF STATE OF	County of Salt Lake The foregoing instrument was acknowledged before me this 12th day of February, 1997, by Alan S. Layton. (Scal) Notary Public Residing at: Alarmony Foregoing instrument was acknowledged before me this 12th day of February, 1997, by Alan S. Layton Salt Lake The foregoing instrument was acknowledged before me this 12th day of February, 1997, by Alan S. Layton Construction, Inc. (Scal) My Commission Expires: Residing at: Notary Public State of Utah Notary Public State of Utah Notary Public Notary Public State of Utah Notar			
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