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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DURHAM, JONES AND PINEGAR
111 E BROADWAY STE.900
SLC UT 84111
BY: HNP, DEPUTY - WI 3 P.

AFTER RECORDED, RETURN TO:

Richard C. Cahoon, Esq.
Durham, Jones & Pinegar
111 East Broadway, Suite 900
Salt Lake City, Utah 84111
Telephone: (801) 415-3000

Parcel ID# 16-28-301-009-0000

Warranty Deed

ARTHUR W. BENCH and DELLA LEE BENCH, Trustees of THE ARTHUR W. BENCH FAMILY TRUST dated June 10, 1985, Grantors, of Salt Lake City, Salt Lake County, Utah, hereby CONVEYS AND WARRANTS to BENCH PROPERTIES, LLC, a Utah limited liability company, Grantee, of 2101 Terra Linda Drive, Salt Lake City, Utah 84124, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Salt Lake County, State of Utah, and more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

WITNESS the hand of said Grantors as of the 17th day of March, 2003.

Arthur W. Bench, as Trustee of THE ARTHUR W. BENCH FAMILY TRUST

Della Lee Bench, as Trustee of THE ARTHUR W. BENCH FAMILY TRUST

BK8759PG4423

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

On the 17th day of March, 2003, personally appeared before me ARTHUR W. BENCH and DELLA LEE BENCH, Trustees of THE ARTHUR W. BENCH FAMILY TRUST dated June 10, 1985, the signers of the within instrument, who duly acknowledged to me that they executed the same.


NOTARY PUBLIC

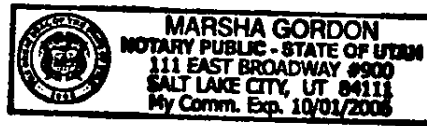


Exhibit "A"
to
Warranty Deed

The legal description for the property identified in the Warranty Deed to which this Exhibit "A" is attached is as follows:

BEGINNING AT A POINT South 246.62 feet and North 88 degrees 30 minutes East 94.03 feet and South 32 feet and South 86 degrees 21 minutes East 50 feet from the Northwest Corner of the Southwest Quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Meridian; And running thence South 86 degrees 21 minutes East 154.82 feet to the center line of Highland Drive; thence South 15 degrees 18 minutes East 183.95 feet; thence North 87 degrees 15 minutes West 202.54 feet; thence North 177 feet to the point of beginning. Less street and right of way, 0.44 acre excepting therefrom, the West nine (9) inches as described in the certain Quit Claim Deed recorded in Book 1601 at Page 35 of Official Records.