

After Recording, Return To:
Denis R. Morrill
Kirton & McConkie
1800 Eagle Gate Tower
P.O. Box 45120
Salt Lake City, Utah 84145-0120

E 135987 B 0584 P 0150
Date 17-AUG-1999 16:44pm
Fee: 22.00 Check
CALLEEN B. PESHELL, Recorder
Filed By RGL
For FIRST AMERICAN TITLE INS CO
TOOELE COUNTY CORPORATION

FIRST AMERICAN TITLE
AW # 492755

SPECIAL WARRANTY DEED

PRICE TOOELE COMPANY, LLC, Grantor, of Salt Lake County, Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under it, to MARKET DEVELOPMENT, INC., Grantee, of 1850 West 2100 South, P.O. Box 30430, Salt Lake City, Utah 84130, for the sum of TEN and no/100 DOLLARS, that certain real property located in Tooele County, State of Utah, more particularly described in Exhibit A attached hereto and incorporated herein.

RESERVING unto Grantor, for the benefit of the property described in Exhibit B attached hereto and incorporated herein (the "Benefitted Parcel"), a ten (10) foot perpetual easement upon, under, across and through the southerly portion of the property being conveyed hereunder, as more particularly described in Exhibit C attached hereto and incorporated herein (the "Easement Parcel"), for the purpose of constructing, reconstructing, repairing, replacing and maintaining an underground storm water drainage pipe. Said drainage pipe shall be placed as near the centerline of the Easement Parcel as is reasonably possible. Grantor shall, at least ten (10) days prior to entry upon the Easement Parcel (except for situations where emergency repairs are required), give Grantee written notice of Grantor's proposed activities on the Easement Parcel and their estimated completion date. Grantor shall use reasonably diligent efforts to minimize the effects of such activities on Grantee's development and use of Grantee's property. In the event the Benefitted Parcel is completely developed and the Easement Parcel is not used as contemplated herein, Grantor agrees to release and convey to Grantee the easement reserved herein. For purposes of this paragraph the terms "Grantor" and "Grantee" shall include their respective successors and assigns.

SUBJECT TO all liens, encumbrances, easements and rights-of-way and restrictions of record.

WITNESS the signature of said Grantor, this 16 day of August, 1999.

PRICE TOOELE COMPANY, LLC

By J. Steven Price
J. Steven Price, Manager

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

The foregoing instrument was acknowledged before me this 16 day of August, 1999,
by J. STEVEN PRICE, the Manager of Price Tooele Company, LLC

Alisha A. White
Notary Public
Residing at Salt Lake

My Commission Expires:

9/25/00

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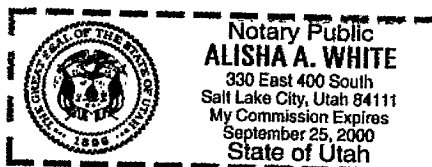


EXHIBIT A

Real property located in Tooele County, Utah, more particularly described as follows:

J-H-15

Beginning at a point 33 feet South 00°15'56" East (deed South) and 555.29 feet South 89°43'06" West from the Northeast corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, to a point on the Southerly line of a County Road, said point also being the future center line of First East Street; thence South 89°43'06" West 122.71 feet, along the South line of said County Road to the Northeast corner of that property conveyed to Albert R. Arellano by that certain Real Estate Contract recorded April 15, 1987 as Entry No. 008249 in Book 254 at page 36 to 40 of Official Records; thence South 00°15'56" East 218 feet (deed South 218 feet more or less), along the East line of said Arellano property to its Southeast corner; thence South 89°43'06" West 200 feet (deed West 200 feet more or less), along the South line of said Arellano property to its Southwest corner; thence North 00°15'56" West 218 feet (deed North 218 feet more or less), along the West line of said Arellano property to its Northwest corner, said point also being on the South line of said County Road; thence South 89°43'06" West 128.50 feet (deed West 161.5 feet more or less), along the South line of said County Road to the Northeast corner of the property conveyed to H.E.B. Auto Supply, Inc. by deed recorded July 13, 1992 as Entry No. 018738 in Book 334 at page 417 of Official Records; thence South 00°15'56" East 330 feet (deed South 330 feet more or less), along the East line of said H.E.B. property and the East line of the property conveyed to Mantes Realty Co. by deed recorded March 23, 1971 as Entry No. 293080 in Book 101 at page 440 of Official Records, to the Southeast corner of said Mantes Realty property; thence South 89°43'06" West 288.48 feet (West 229 feet more or less) to the Southwest corner of said Mantes Realty property, said point also being on the East line of State Highway; thence South 01°23'48" West 678.21 feet (deed South 685.99 feet more or less), along the East line of said State Highway to the Northwest corner of that property conveyed to Triple M Food & Fuel, Inc. by Deed recorded April 17, 1991 as Entry No. 040274 in Book 315 at page 301 of Official Records; thence North 89°38' East 275.16 feet along the North line of said Triple M property, thence South 00°15'56" East 281 feet (deed South 281 feet more or less), along the East line of said Triple M property and that property conveyed to Glenn G. Oscarson, etux by deed recorded December 6, 1989 as Entry No. 030879 in Book 296 at page 767 of Official Records, to the Southeast corner of said Oscarson property; thence South 89°38' West 20 feet (deed West 20 feet more or less), along the South line of said Oscarson property to the Northeast corner of that property conveyed to Bruce T. Steadman, etal by deed recorded December 6, 1989 as Entry No. 030882 in Book 296 at page 774 of Official Records; thence South 00°15'56" East 200 feet (deed South 200 feet more or less), along the East line of said Steadman property to its Southeast corner, said point also being on the North line of that property conveyed to Sandra K. Aquirre by deed recorded May 14, 1990 as Entry

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No. 034153 in Book 303 at page 61 of Official Records; thence North 89°38" East 46.84 feet along the North line of said property to the Northeast Corner, said point also being on the West line of the property conveyed to Jerome H. Pearlman and Faith Pearlman, Trustees of the Jerome H. Pearlman and Faith Pearlman Trust No. II recorded September 13, 1991 as Entry No. 043221 in Book 321 at page 569 to 570 of Official Records, thence North 01°03'32" East 4.51 feet to the Northeast corner of the said Pearlman property, thence South 89°59'34" East 437.30 feet along the North line of said Pearlman property to the extended line of First East Street, thence North 0°30'17" East 1486.31 feet along the future center line of said First East Street to the point of beginning.

* * *

EXHIBIT B

BENEFITTED PARCEL

Real property located in Tooele County, Utah, more particularly described as follows:

Beginning at a point 33 feet South 00°15'56" East (deed South) from the Northeast corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, to a point on the Southerly line of a County Road; thence South 89°43'06" West 555.29 feet, along the South line of said County Road, thence South 0°30'17" West 1486.31 feet, thence North 89°59'34" West 29.56 feet, thence South 01°03'00" West 244.57 feet, thence South 88°57'00" East 63.69 feet, thence North 0°47'04" East 76.05 feet, thence South 89°12'56" East 545.47 feet to the East line of said Section 21, thence North 0°15'56" West 1666.12 feet to the point of beginning. Contains 21.8246 acres.

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EXHIBIT C

EASEMENT PARCEL

A ten(10) foot easement the North and East line of which is described as follows:

Beginning at a point 33.00 feet South 00°15'56" East, 555.29 feet South 89°43'06" West and 1476.31 feet South 0°30'17" West from the Northeast corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, thence North 89°59'34" West 454.28 feet, thence North 0°15'56" West 476.38 feet, thence South 89°38'00" West 284.87 feet to the east line of Main Street.

2-4-15