

WHEN RECORDED, MAIL TO:

Grantee 1/2 Bruce J. Nelson
215 South State Street #900
SLC, UT. 84111

5935438
10/03/94 3:33 PM 13.00

KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
MERRILL TITLE
REC BY: B GRAY , DEPUTY - WI

Space Above for Recorder's Use

Warranty Deed

GRANGER INVESTORS, a Utah Partnership, grantor,
of Salt Lake City, County of Salt Lake, State of Utah,
hereby CONVEY and WARRANT to MAURICE G. BAKER AND LAURA J. BAKER, AS
CO-TRUSTEES OF THE MAURICE G. BAKER LIVING TRUST DATED JULY 17, 1992

, grantee,
of Salt Lake City, County of Salt Lake, State of Utah,
for the sum of TEN AND NO/100 _____ DOLLARS,
and other good and valuable considerations

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

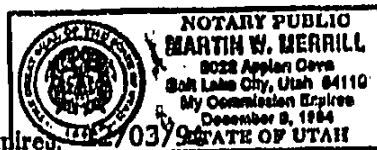
WITNESS the hand of said grantor, this 28th day of September, 19 94.
Signed in the presence of _____ GRANGER INVESTORS, a Utah Partnership

[Signature]

BY: [Signature] J.D. BANE, M.D., Managing General Partner
BY: [Signature] T. LEE BOURNE, M.D., Managing General Partner
BY: [Signature] DAVID B. ISAAC, M.D., Managing General Partner

STATE OF UTAH
COUNTY OF Salt Lake ss.

On the 28th day of September, 19 94 personally appeared before me
J.D. BANE, M.D., T. LEE BOURNE, M.D. and DAVID B. ISAAC, M.D., Managing General
Partners of GRANGER INVESTORS, a Utah Partnership, the signers of the above instrument,
who duly acknowledged to me that they executed the same, and said Partnership executed the
same.



My Commission Expires 12/05/94

[Signature]
Notary Public

Residing at: Salt Lake City, Utah
MT-31923

5935438

BR 7030Pc 1469

EXHIBIT "A"

BEGINNING at a point on the North line of 3500 South Street, said point being South 89°57'17" West 372.82 feet along the Section Line and North 0°05'21" West 53.00 feet and South 89°57'17" West 3.90 feet from the Southeast Corner of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°52'51" West 155.77 feet; thence North 89°57'17" East 170.29 feet; thence South 0°05'21" East 155.75 feet to a point on said North line of 3500 South Street; thence South 89°57'17" West along said North line 168.13 feet to the point of BEGINNING.

Together with a right of way for ingress and egress over the following described property:

BEGINNING at a point on the West Line of 3200 West Street, said point being North 0°05'21" West along the Section Line 208.75 feet and South 89°57'17" West 40.00 feet from the Southeast corner of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°57'17" West 218.72 feet; thence North 0°05'21" West 18.14 feet thence North 70°43' West 75.25 feet; thence North 87°04'41" West 50.00 feet; thence North 0°05'21" West 41.64 feet; thence South 70°43' East 171.06 feet to a point of curvature; thence Easterly along the arc of a 100.00 foot radius curve to the left through a central angle of 19°19'43" a distance of 33.73 feet to a point of tangency; thence North 89°57'17" East 145.74 feet to a point on the West line of 3200 West Street; thence South 0°05'21" East along said West line 25.00 feet to the point of BEGINNING.

Part of Parcel Identification Number 15-29-480-029 and Part of Parcel Identification Number 15-29-480-028.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

T. L. A.
D. L.
G. S.