

When Recorded, Mail to:
SYRACUSE CITY CORPORATION
1787 SOUTH 2000 WEST
SYRACUSE, UTAH 84075

E 1243657 B 3249 P 468
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2003 MAR 18 9:50 AM FEE 2.00 DEP MT
REC'D FOR EQUITY TITLE AGENCY

(Space Above this Line for Recording Data)

ETA # 2138351

WARRANTY DEED

DE 10-40-2w

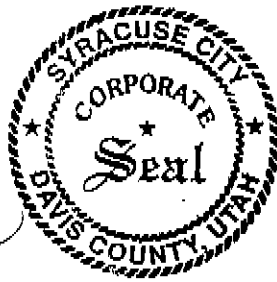
BLUESPRUCE INVESTMENTS, LLC, a Utah limited liability company, Grantor(s), hereby convey(s) and warrant(s) to

SYRACUSE CITY CORPORATION, Grantee(s)

for the sum of ten dollars and other good and valuable consideration, the following described tract of land in DAVIS County, State of Utah, to wit:

See Attached Exhibit "A"

EXCEPTED BY SYRACUSE CITY



ATTESTED
[Signature]
12-051-0033 pt

Subject to covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, Grantor(s) has/have executed this Warranty Deed the 17th day of March, 2003.

BLUESPRUCE INVESTMENTS, LLC, a
Utah Limited Liability Company

[Signature]
BY: TRUDIE ANN TANNER, Managing
Member

COUNTY OF DAVIS)
 :SS
STATE OF UTAH)

The foregoing instrument was acknowledged before me the 17th day of March, 2003, by TRUDIE ANN TANNER, MANAGING MEMBER FOR BLUESPRUCE INVESTMENTS, LLC, a Utah limited liability company, for and in behalf of said limited liability company.

[Signature]

Notary Public

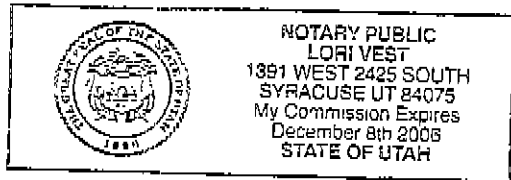


EXHIBIT "A"

E 1843657 B 3249 P 469

A PARCEL OF LAND IN THE COUNTY OF DAVIS, STATE OF UTAH, BEING DESCRIBED AS FOLLOWS:

PARCEL A:

BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PROPERTY BEING RECORDED AS BOOK 3009, PAGE 99, OF THE DAVIS COUNTY RECORDERS OFFICE. PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°59'37" WEST ALONG THE QUARTER SECTION LINE 111.87 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE NORTH 89°59'37" WEST 1488.29 FEET ALONG SAID QUARTER SECTION LINE; THENCE NORTH 00°00'59" EAST 659.47 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°58'49" EAST 1154.52 FEET ALONG SAID NORTH LINE; THENCE SOUTH 26°50'22" EAST 738.83 FEET ALONG THE UTAH POWER & LIGHT PROPERTY RECORDED AS BOOK 691, PAGE 276 OF THE DAVIS COUNTY RECORDERS OFFICE, TO THE POINT OF BEGINNING.

For Reference Purposes Only, Tax Identification Number: 12-051-0033

PARCEL B:

AN EASEMENT TO BE SEVENTY-FIVE (75) FEET WIDE, RESERVED FOR ROADWAY PURPOSES THROUGH, ACROSS AND PERPENDICULAR TO THE FOLLOWING DESCRIBED PARCEL OF LAND DISCLOSED IN WARRANTY DEED RECORDED FEBRUARY 10, 1978, AS ENTRY NO. 486466, BOOK 691, PAGE 276, IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

BEGINNING AT THE EAST ONE QUARTER CORNER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN AND RUNNING THENCE NORTH ALONG THE SECTION LINE 659.32 FEET TO THE NORTH BOUNDARY LINE OF THE GRANTORS' LAND, THENCE WEST ALONG SAID NORTH BOUNDARY LINE 447.08 FEET; THENCE SOUTH 27°09' EAST 738.94 FEET TO THE SOUTH BOUNDARY LINE OF SAID GRANTORS' LAND, THENCE EAST ALONG SAID SOUTH BOUNDARY LINE 111.87 FEET TO THE POINT OF BEGINNING; LESS THAT PORTION OCCUPIED BY 1000 WEST STREET.