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7273187

Return To:
BOYER 7800 SOUTH ASSOCIATES, LTD.
C/O THE BOYER COMPANY
127 South 500 East, #100
Salt Lake City, Utah 84102
Attn: Kimberly

7273187
03/01/99 4:25 PM 21.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: A GARAY DEPUTY - WI

WARRANTY DEED

BOYER 7800 SOUTH ASSOCIATES, LTD., a Utah Limited Partnership who acquired title incorrectly as BOYER 7800 SOUTH ASSOCIATES as to Parcels 1 and 3 and BOYER 7800 SOUTH ASSOCIATES, a Utah Limited Partnership as to Parcel 2.

grantor

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

BOYER 7800 SOUTH ASSOCIATES, LTD., a Utah Limited Partnership

grantee

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

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

See attached legal description hereto as Exhibit "A" and made part thereof.

WITNESS, the hand of said grantor, this _____ day of _____, A. D. 1999

BOYER 7800 SOUTH ASSOCIATES, LTD., a Utah Limited Partnership

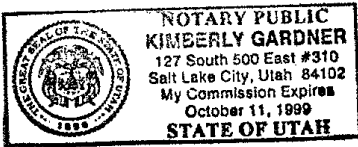
By: THE BOYER COMPANY, L.C., a Utah Limited Liability Company, its General Partner

By: *[Signature]*
Kem E. Gardner, Manager
Steven B. Ostler

STATE OF UTAH,)
) ss.
COUNTY OF *Salt Lake*)

On the _____ day of _____, 1999, personally appeared before me ~~Kem E. Gardner~~ *Steven B. Ostler*, Manager of THE BOYER COMPANY, L.C., a Utah Limited Liability Company, General Partner for BOYER 7800 SOUTH ASSOCIATES, LTD., a Utah Limited Partnership who acquired title incorrectly as BOYER 7800 SOUTH ASSOCIATES as to Parcels 1 and 3 and BOYER 7800 SOUTH ASSOCIATES, a Utah Limited Partnership as to Parcel 2, the signer of the within instrument who duly acknowledged to me that he executed the same for and on behalf of THE BOYER COMPANY, L.C., a Utah Limited Liability Company, General Partner for BOYER 7800 SOUTH ASSOCIATES, LTD., a Utah Limited Partnership who acquired title incorrectly as BOYER 7800 SOUTH ASSOCIATES as to Parcels 1 and 3 and BOYER 7800 SOUTH ASSOCIATES, a Utah Limited Partnership as to Parcel 2 as partners therein.

Kimberly Gardner, DTS, 500E, SL 84102
Notary
My Commission Expires: *10.11.99* Residing at: *SL County*



LC 21575

BR 8254 PG 3685

EXHIBIT "A"

PARCEL 1

BOYER OFFICE PARCEL:

BEGINNING at a point on the West line of 3500 East Street and the Northeasterly boundary of Southampton No. 2, a Subdivision in the Northeast quarter of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point being South 00°08'25" West along the section line 1119.99 feet and North 38°52'44" West along said Northeasterly boundary 46.06 feet from the Northeast corner of said Section 35, and running thence North 38°52'44" West along said Northeasterly boundary 594.37 feet; thence North 89°56'20" East 374.20 feet to the West line of 3500 East Street; thence South 00°08'25" West along said West line 463.10 feet to the point of BEGINNING.

PARCEL 2

BOYER RETAIL PARCEL:

BEGINNING at a point being South 00°08'25" West along the section line 621.00 feet and South 89°55'20" West 391.50 feet from the Northeast corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 00°08'25" East 219.00 feet; thence South 89°51'35" East 22.50 feet; thence North 00°08'25" East 213.00 feet; thence North 89°51'35" West 195.00 feet; thence North 00°08'25" East 155.39 feet to the South line of 7800 South Street; thence South 89°56'20" West along said South line 314.33 feet to the Northeasterly boundary of Southampton No. 2, a Subdivision in the Northeast quarter of said Section 35; thence South 38°52'44" East along said Northeasterly boundary 754.67 feet; thence North 89°56'20" East 11.70 feet to the point of BEGINNING.

LESS AND EXCEPTING the following:

BEGINNING at a point South 00°08'25" West along the section line 621.00 feet and South 89°56'20" West 403.20 feet and North 38°52'44" West 507.15 feet from the Northeast corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 38°52'44" West 247.53 feet to the South line of 7800 South Street; thence North 89°56'20" East along said South line 314.33 feet; thence South 00°08'25" West 114.38 feet; thence South 89°56'20" West 61.22 feet; thence South 51°07'16" West 125.20 feet to the point of BEGINNING.

PARCEL 3:

BEGINNING at a point South 00°08'25" West along the section line 621.00 feet and South 89°56'20" West 403.20 feet and North 38°52'44" West 507.15 feet from the Northeast corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 38°52'44" West 247.53 feet to the South line of 7800 South Street; thence North 89°56'20" East along said South line 314.33 feet; thence South 00°08'25" West 114.38 feet; thence South 89°56'20" West 61.22 feet; thence South 51°07'16" West 125.20 feet to the point of BEGINNING.

PARCEL 4:

A non-exclusive easement for roadways, walkways, ingress, egress and parking vehicles and other modes of transportation and incidentals thereto, on the "Common Areas", over and across the properties shown below, as established by that certain Development Agreement dated January 31, 1985 and recorded February 7, 1985 as Entry No. 4048237 in Book 5628 at Page 686, and by that certain Amendment of Development Agreement dated August 12, 1992 and recorded April 27, 1993 as Entry No. 5487130 in Book 6648 at Page 425, and re-recorded May 12, 1993 as Entry No. 5501239 in Book 6661 at Page 499, and by that Second Amendment to Development Agreement dated August 18, 1992 and recorded April 27, 1993 as Entry No. 5487131 in Book 6648 at Page 435 of the Official Records of the Salt Lake County Recorder.

(Continued)

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PARCEL A:

BEGINNING at a point on the West line of 3500 East Street, said point being South 00°08'25" West along the section line 621.00 feet and South 89°56'20" West 29.00 feet from the Northeast corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°56'20" West 362.50 feet; thence North 00°08'25" East 219.00 feet; thence South 89°51'35" East 22.50 feet; thence North 00°08'25" East 213.00 feet; thence North 89°51'35" West 195.00 feet; thence North 00°08'25" East 155.39 feet to the South line of 7800 South Street; thence North 89°56'20" East along said South line 365.00 feet to a point being South 89°56'20" West 170.00 feet from the West line of 3500 East Street; thence South 00°08'25" West 100.00 feet; thence North 89°56'20" East 170.00 feet to a point on the West line of 3500 East Street, said point being South 00°08'25" West 100.00 feet from the South line of 7800 South Street; thence South 00°08'25" West along said West line of 3500 East Street 488.00 feet to the point of BEGINNING.

PARCEL B:

BEGINNING at a point at the intersection of the South line of 7800 South Street and the West line of 3500 East Street, said point being South 00°08'25" West along the section line 33.00 feet and South 89°56'20" West 29.00 feet from the Northeast corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°08'25" West along the West line of 3500 East Street 100.00 feet; thence South 89°56'20" West 170.00 feet; thence North 00°08'25" East 100.00 feet to the South line of 7800 South Street; thence North 89°56'20" East along said South line 170.00 feet to the point of BEGINNING.

PARCEL 5:

A non-exclusive easement appurtenant to PARCELS 1, 2 & 3 above for pedestrian traffic, ingress and egress, utility lines and incidentals thereto as contained in that certain Declaration of Easements, over and across the properties shown below, dated February 1, 1985 and recorded February 7, 1985 as Entry No. 4048238 in Book 5628 at Page 707 of the Official Records of the Salt Lake County Recorder.

PARCEL A:

BEGINNING at a point on the West line of 3500 East Street, said point being South 00°08'25" West along the section line 621.00 feet and South 89°56'20" West 29.00 feet from the Northeast corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°56'20" West 362.50 feet; thence North 00°08'25" East 219.00 feet; thence South 89°51'35" East 22.50 feet; thence North 00°08'25" East 213.00 feet; thence North 89°51'35" West 195.00 feet; thence North 00°08'25" East 155.39 feet to the South line of 7800 South Street; thence North 89°56'20" East along said South line 365.00 feet to a point being South 89°56'20" West 170.00 feet from the West line of 3500 East Street; thence South 00°08'25" West 100.00 feet; thence North 89°56'20" East 170.00 feet to a point on the West line of 3500 East Street, said point being South 00°08'25" West 100.00 feet from the South line of 7800 South Street; thence South 00°08'25" West along said West line of 3500 East Street 488.00 feet to the point of BEGINNING.

PARCEL B:

BEGINNING at a point at the intersection of the South line of 7800 South Street and the West line of 3500 East Street, said point being South 00°08'25" West along the section line 33.00 feet and South 89°56'20" West 29.00 feet from the Northeast corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°08'25" West along the West line of 3500 East Street 100.00 feet; thence South 89°56'20" West 170.00 feet; thence North 00°08'25" East 100.00 feet to the South line of 7800 South Street; thence North 89°56'20" East along said South line 170.00 feet to the point of BEGINNING.

SUBJECT TO current general taxes, easements, restrictions and right of way of records.

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