

D00604

900

GRANTEE'S ADDRESS
2700 South 900 West
Salt Lake City, Utah 84119

ASSOCIATED TITLE
DEPT
JEDD BOGENSEN

APR 22 11 24 AM '87
KATIE L. DIBON
RECORDER
SALT LAKE COUNTY,
UTAH

4441950

WARRANTY DEED

[CORPORATE FORM]

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a corporation organized and existing under the laws of the State of Utah, with its principal office at City of Denver, of County of Denver, State of Utah, Colo. grantor, hereby CONVEYS AND WARRANTS to

CENTRAL VALLEY PARK, INC., a Utah Corporation

grantee of Salt Lake City, County of Salt Lake, State of Utah for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS.

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

See Exhibit "A" attached hereto and by this reference made a part hereof.


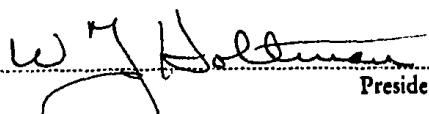
Subject to easements, restrictions and rights of way currently of record or in existence, if any, including an unrecorded common law easement which might exist, if any be alleged to exist, for a sewer line described on Exhibit "B" attached hereto and made a part hereof.

Excepting and reserving unto the Grantor an easement to operate and maintain the existing rail trackage, more fully described in Exhibit "C" attached hereto and made a part hereof.

Subject to general property taxes for the year 1987 and thereafter.

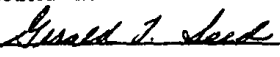
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.


In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 15th day of April, A. D. 19 87

Attest:  Secretary. By  President.

STATE OF ~~UTAH~~ COLORADO
City and County of Denver } ss.

On the 15th day of April, A. D. 1987 personally appeared before me W. J. HOLTMAN and C. E. SCHNECKPEPER who being by me duly sworn did say, each for himself, that he, the said W. J. HOLTMAN is the president, and he, the said C. E. SCHNECKPEPER is the secretary of THE DENVER AND RIO GRANDE WESTERN RAILROAD Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said W. J. HOLTMAN and C. E. SCHNECKPEPER each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Notary Public 
Residing at 11700 SHERMAN ST., NORTHGLENN, COLO. 80237
My Commission Expires: May 10, 1989


ASSOCIATED TITLE COMPANY
Order No. _____

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EXHIBIT "A"

BEGINNING AT A POINT ON THE WEST LINE OF 900 WEST STREET AT A POINT WHICH IS SOUTH 2100.13 FEET AND WEST 1856.41 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00° 03' 14" WEST, ALONG SAID WEST LINE OF 900 WEST STREET 1083.78 FEET; THENCE NORTH 89° 50' 00" WEST 1202.50 FEET, TO THE EAST PROPERTY LINE OF PROPERTY DEEDED TO LEVON W. HARDMAN AND EUGENE T. HARDMAN, HIS WIFE, BY WARRANTY DEED RECORDED AS ENTRY NO. 1787261, IN BOOK 1820, AT PAGE 8 OF OFFICIAL RECORDS; THENCE NORTH 01° 57' 00" WEST 330.0 FEET; THENCE NORTH 89° 50' 00" WEST 330.0 FEET, TO THE EASTERLY LINE OF 1100 WEST STREET; THENCE NORTH 01° 57' 00" WEST ALONG THE EASTERLY LINE OF SAID 1100 WEST STREET 734.15 FEET TO A POINT ON A CURVE OF THE JORDAN RIVER RIGHT OF WAY; THENCE ALONG THE ARC OF A 405.00 FOOT RADIUS CURVE TO THE LEFT 25.48 FEET (THE CHORD BEARS NORTH 53° 02' 47" EAST 25.475 FEET) TO THE SOUTH LINE OF PROPERTY DEEDED TO SALT LAKE CITY SUBURBAN SANITARY DISTRICT, BY SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 1826447, IN BOOK 1888, AT PAGE 322 OF OFFICIAL RECORDS; THENCE EAST 29.21 FEET; THENCE NORTH 01° 57' 00" WEST 25.04 FEET TO A POINT ON A CURVE OF THE JORDAN RIVER RIGHT OF WAY; THENCE ALONG THE ARC OF A 405.00 FOOT RADIUS CURVE TO THE LEFT 232.48 FEET (THE CHORD BEARS NORTH 29° 26' 42" EAST 229.306 FEET); THENCE NORTH 13° 00' 00" EAST 144.06 FEET; THENCE ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE LEFT 390.95 FEET (THE CHORD BEARS NORTH 15° 00' 00" WEST 375.58 FEET); THENCE NORTH 43° 00' 00" WEST 211.57 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MILLCREEK; THENCE NORTH 71° 12' 52" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 712.92 FEET; THENCE SOUTH 83° 14' 50" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 124.84 FEET; THENCE SOUTH 01° 38' 00" EAST 1096.72 FEET; THENCE SOUTH 89° 56' 46" EAST 787.20 FEET, MORE OR LESS, TO THE WEST LINE OF 900 WEST STREET, AND THEN TO THE POINT OF BEGINNING.

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EXHIBIT B

A SANITARY SEWER LINE, THE CENTER-LINE OF WHICH IS DESCRIBED AS FOLLOWS : BEGINNING AT A POINT ON THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY PROPERTY LINE, WHICH POINT IS SOUTH 2064.74 FEET AND WEST 2644.61 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 15° 23' 38" WEST 210.48 FEET TO A MANHOLE, THENCE NORTH 66° 20' 53" WEST 233.72 FEET TO A MANHOLE; THENCE NORTH 75° 48' 43" WEST 462.33 FEET TO A POINT ON THE WEST LINE OF SAID DENVER AND RIO GRANDE WESTERN COMPANY PROPERTY, AT A POINT SOUTH 75° 48' 43" EAST 20.10 FEET FROM A MANHOLE.

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EXHIBIT "C"

Being 12.50 feet on either side of the centerline of said track and described as follows:

Beginning at a point on the North property line said point being South 1002.25 feet and West 2680.70 feet from the Northeast corner of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 83°14'50" West along said North line 25.27 feet; thence South 1°38'41" East 1116.02 feet to a point of a 463.656 foot radius curve to the left; thence Southeasterly along the arc of said curve 122.605 feet to a point of tangency; thence South 16°47'44" East 649.39 feet to a point of a 595.053 foot radius curve to the right; thence Southerly along the arc of said curve 175.024 feet to a point of tangency; thence South 0°03'25" West 152.48 feet to the South property line; thence South 89°50' East along said South line 66.59 feet; thence North 0°11'30" West 16.90 feet to a point of a 629.281 foot radius curve to the left; thence Northwesterly along the arc of said curve 182.361 feet to a point of tangency; thence North 16°47'44" West 791.25 feet to a point of a 438.656 foot radius curve to the right; thence Northwesterly along the arc of said curve 115.995 feet to a point of tangency; thence North 1°38'41" West 1112.327 feet to the point of beginning.

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