

6013644

WHEN RECORDED, MAIL TO:

Diane H. Banks, Esq.
Fabian & Clendenin
215 South State, Suite 1200
Salt Lake City, UT 84111

6013644
01/31/95 11:06 AM 17.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
TITLE WEST
REC BY: R SILVA DEPUTY - WI

MAIL TAX NOTICES TO:

Dell Loy Hansen
Broadmoor Village Apartments, LLC
399 North Main Street, Suite 200
Logan, Utah 84321

SPECIAL WARRANTY DEED

BROADMOOR HOLDINGS, INC., a Utah corporation, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it to BROADMOOR VILLAGE APARTMENTS, LLC, a Utah limited liability company, Grantee, of 399 North Main Street, Suite 200, Logan, Utah 84321, for the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the following-described tract of land located at approximately 3375 West 7800 South in the City of West Jordan, County of Salt Lake, State of Utah:

PARCEL 1:

Beginning at a point on the South line of 7800 South Street said point being South 89°57'09" West 1400.44 feet along the section line and South 40.00 feet from the Northeast corner of Section 32, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°57'09" East 521.83 feet along the South line of 7800 South Street; thence South 222.40 feet; thence South 23°55'09" West 472.00 feet; thence South 66°04'51" East 210.00 feet to the Westerly line of the Old Bingham Highway; thence South 23°55'09" West 46.50 feet along said Westerly line; thence North 66°04'51" West 441.00 feet; thence North 63.04 feet; thence North 67°30'00" West 108.71 feet; thence North 497.63 feet to the point of beginning.

PARCEL 2:

Beginning at a point which is South 89°57'09" West 1400.44 feet along the section line and South 537.63 feet from the Northeast corner of Section 32, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 67°30'00" East 108.71 feet; thence South 63.04 feet; thence South 66°04'51" East 441.00 feet to the West line of the Old Bingham Highway said point being 40.00 feet perpendicularly distant from the center of Bingham Highway; thence

South 23°55'09" West 454.62 feet along said highway; thence North 66°04'51" West 127.02 feet; thence West 601.74 feet to the East line of Broadmoor Estates Plats 1, 2 and 3; thence North 248.92 feet along said East line; thence North 45°00'00" East 563.72 feet along said East line to the point of beginning.

PARCEL 3:

Beginning at a point which is South 89°57'09" West 807.88 feet along the section line and South 620.92 feet from the Northeast corner of Section 32, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah; thence South 23°55'09" West 173.00 feet along the Old Bingham Highway; thence North 66°04'51" West 210.00 feet; thence North 23°55'09" East 173.00 feet; thence South 66°04'51" East 210.00 feet to the point of beginning.

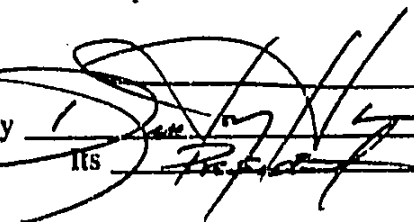
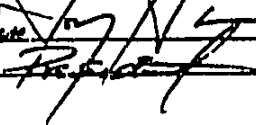
PARCEL 4:

Beginning at a point which is South 89°57'09" West 807.88 feet along the section line and South 620.92 feet from the Northeast corner of Section 32, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah; thence North 66°04'51" West 210.00 feet; thence North 23°55'09" East 41.00 feet; thence South 24°00'00" East 17.91 feet; thence South 66°04'51" East 196.71 feet; thence South 23°55'09" West 29.00 feet along the Old Bingham Highway to the point of beginning.

The officer executing this Deed certifies that this Deed and the transfer represented thereby were 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 to be hereunto affixed by its duly authorized officer this 31 day of January, 1995.

BROADMOOR HOLDINGS, INC.,
a Utah corporation

By  _____
Its  _____

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

On this 31st day of January, 1995, personally appeared before me Dell Loy Hansen, personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he is the President of Broadmoor Holdings, Inc., a Utah corporation, and that said document was signed by him in behalf of said corporation by authority of its bylaws, and said Dell Loy Hansen acknowledged to me that said corporation executed the same.

Karen J. Archibald
NOTARY PUBLIC

