

WHEN RECORDED, MAIL TO:

Space Above for Recorder's Use
Grantees Address: 1225 E. Fort Union Blvd. Suite 230, Midvale, Utah 84047

3703423

WARRANTY DEED

J. ROBERT BONNEMORT and THOMAS M. LLOYD, grantor
of _____, County of Salt Lake, State of Utah,

hereby CONVEY and WARRANT to UNION PARK II ASSOCIATES, a Utah limited partnership,

_____ , grantee
of Salt Lake City, County of Salt Lake, State of Utah

for the sum of _____ Ten and no/100-----DOLLARS,
(\$10.00) and other good and valuable consideration

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

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to all liens, encumbrances, easements and interests of record or enforceable at law or in equity.

SECURITY TITLE CO.
No. 3703423

MAIL ROOM
RECORDED
SALT LAKE COUNTY
UTAH
Aug 18 11 27 AM '82
SECURITY TITLE CO.
REF. _____

WITNESS the hand of said grantor, this 5th day of August, 1982

Signed in the presence of

Robert Bonnemort
Thomas M Lloyd

STATE OF UTAH, }
County of Salt Lake } ss.

On the 5th day of August, 1982
personally appeared before me *J. Robert Bonnemort and Thomas M. Lloyd*

the signers of the above instrument, who duly acknowledged to me that they executed the same.

Gloria Lee
Notary Public
My commission expires *November 18, 1985* Residing in *Midvale, Utah*

APPROVED FORM — UTAH SECURITIES COMMISSION

BOOK 5403 PAGE 2197

EXHIBIT "A"

Parcel 1:

Beginning at a point North 166.73 feet and West 814.81 feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 7°6' West 183.71 feet; thence North 88°30' West 622.75 feet; thence North 31°30' East 208.43 feet; thence South 88°45' East 536.47 feet to the point of beginning. Contains 2.416 acres.

Parcel 2:

Beginning at a point South 194.70 feet and West 879.80 feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 167.04 feet to a point on an old fence line extended; thence South 89°31'10" West along said fence line 388.43 feet; thence North 57°10' West 439.96 feet; thence North 43°00' West 380.40 feet to the South line of 7200 South Street; thence South 70°51'24" East 462.88 feet; thence South 31°30' West 8.96 feet; thence South 7°00' West 131.83 feet; thence East 31.37 feet; thence South 38°40' East 57.36 feet; thence North 20.84 feet; thence East 367.29 feet; thence South 33.00 feet; thence East 166.50 feet to the point of beginning. Contains 3.693 acres.
LESS THE FOLLOWING:

Beginning at a point South 364.21 feet and West 1268.22 feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 57°10' West 439.96 feet; thence North 43°0' West 380.40 feet to the South line of 7200 South Street; thence South 70°51'24" East 462.88 feet; thence South 31°30' West 8.96 feet; thence South 7° West 131.83 feet; thence East 31.37 feet; thence South 38°40' East 57.36 feet; thence South 38°39'59" East 232.67 feet to the point of beginning. Contains 1.652 acres.

Parcel 3:

Beginning at a point South 364.21 feet and West 1268.22 feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 38°40' East 29.50 feet; thence South 25°00' West 38.02 feet; thence North 22°37' West 30.00 feet to the extension of a

BOOK 5403
PAGE 2198

EHXIBIT "A"

(Continued)

fence line; thence South 24°05' West along said fence line 632.64 feet; thence South 80°14' West 55.60 feet; thence North 16°58 West 1159.02 feet to the South line of 7200 South Street; thence North 51°21'20" East along said South line 40.00 feet; thence South 43°00' East 380.40 feet; thence South 57°10' East 439.96 feet to the point of beginning. Contains 6.788 acres.

Parcel 4:

Beginning at an old fence corner which is South 349.00 feet and West 1277.4 feet from the Northeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 24°05' West along a fence line and the extension thereof 632.64 feet; thence North 80°14' East 14.65 feet; thence North 25°00' East 603.98 feet; thence North 22°37' West 30.00 feet to the point of beginning. Contains 10,539.4 square feet or .0.242 acre.

BOOK 5403
PAGE 2199