

3

WHEN RECORDED, MAIL TO:

6556448
01/24/97 10:54 AM 13.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MERRILL TITLE
DEPUTY - 42

Grantee
3110 South 1030 West
Salt Lake City, UT 84119

Space Above for Recorder's Use

Warranty Deed (Corporation Form)

UEM DEVELOPMENT COMPANY, INC., a corporation,
organized and existing under the laws of the State of Utah, with its principal office at
Salt Lake City, of County of **Salt Lake**, State of Utah,
grantor, hereby conveys and warrants to **WAGON ROD PROPERTIES, L.L.C.**

of **Salt Lake City, UT** for the sum of
ONE AND NO/100 DOLLARS and other good and valuable considerations. **DOLLARS,**
the following described tract of land in **Salt Lake** County,
State of Utah: **County,**

SEE EXHIBIT "A" ATTACHED HERETO

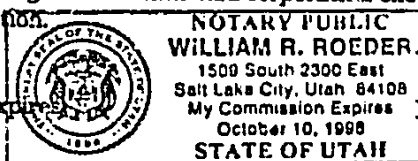
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

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 January A.D., 19 97.

Attest:
UEM DEVELOPMENT COMPANY, INC. Company
By [Signature]
Gary L. Eckman, Vice Pres.
(Corporate Seal) Secretary.

STATE OF UTAH
COUNTY OF Salt Lake } ss.

On the 15th day of January, 1997, A.D., personally appeared before me
Gary L. Eckman, Vice Pres. and
who being by me duly sworn, did say, each for himself, that he, the said Gary L. Eckman, Vice Pres.
is the ~~authorized officer and duly sworn~~ ~~authorized officer and duly sworn~~
of **UEM DEVELOPMENT COMPANY, INC.** 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
Gary L. Eckman, Vice Pres.
has duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal
of the said corporation.



[Signature]
Notary Public

My Commission Expires _____ Residing at: **MT-38309**

6556448

BK7584P60399

Handwritten signature

EXHIBIT "A"

BEGINNING at a point located South 1868.47 feet and West 3061.14 feet from the Northeast corner of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 88°22'00" West 43.50 feet; thence South 01°38'00" East 96.50 feet to a point on a 45.00 foot radius curve to the right (chord bears South 43°22'00" West); thence Southwesterly along the arc of said curve 70.69 feet; thence South 88°22'00" West 15.13 feet to a point on a 333.0 foot radius curve to the left (chord bears South 67°52'54" West); thence Southwesterly along the arc of said curve 238.12 feet; thence North 01°57'00" West 25.04 feet to a point on a 405.00 foot radius curve to the left (chord bears North 29°26'42" East); thence Northeasterly along the arc of said curve 232.48 feet; thence North 13°00'00" East 144.06 feet to a point on a 400 foot radius curve to the left (chord bears North 06°02'34" West); thence Northwesterly along the arc of said curve 265.89 feet; thence North 88°22'00" East 187.41 feet; thence South 01°38'00" East 396.00 feet to the point of BEGINNING.

SUBJECT TO AND TOGETHER WITH a Common Access and Non-Build Easement for Central Valley described as follows:

BEGINNING at a point which is West 3043.402 feet and South 1964.437 feet from the Northeast corner of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 88°22'00" West 58.500 feet; thence North 01°38'00" West 75.286 feet; thence North 89°23'03" West 13.983 feet; thence North 01°39'09" West 28.709 feet; thence South 89°23'03" East 12.436 feet; thence North 01°36'33" West 332.786 feet; thence North 45°41'00" East 43.248 feet; thence South 88°22'00" West 163.274 feet to a point of a 400.000 foot radius curve to the right; thence Northwesterly along the arc of said curve 63.667 feet, (chord bears North 25°17'57" West 63.610 feet); thence North 88°22'00" East 216.929 feet; thence South 01°38'00" East 524.423 feet to the point of BEGINNING.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

BK7584PG0400