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2817462

WARRANTY DEED

Recorded MAY 24 1976 at 442 M
 Request of SECURITY TITLE COMPANY
 Fee Paid KATIE L. DIXON
 Recorder, Salt Lake County, Utah
 By Patricia R. Brown Deputy
 Patricia BROWN

A. K. UTAH PROPERTIES, INC., a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS AND WARRANTS to BEEHIVE MEDICAL ELECTRONICS, INC., a Utah corporation with its principal office at Salt Lake City, County of Salt Lake, State of Utah, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Lot 1 of Salt Lake International Center, Plat 2, as recorded in the offices of the Salt Lake County Recorder.

Subject to:

- a. Real Estate taxes for the year 1976 which are now a lien but are not yet payable.
- b. Restrictions, easements and covenants of record provided the same do not prohibit the use of the above-described tract of land for light manufacturing and office facilities.
- c. Such state of facts as an accurate survey and inspection of the property would disclose.
- d. All applicable statutes, ordinances, rules and regulations of state, county, municipal and other governmental entities relating to the property or the use thereof.
- e. The easements, conditions, covenants and restrictions set forth in that certain Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center and that certain Supplemental Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, Unit 2, recorded in the Office of the Salt Lake County Recorder on the 30th day of April, 1975 as Entry No. 2703864 and on the 24 day of May, 1976 as Entry No. 2817109, respectively.
- f. An easement for drainage and public utilities over and across the south twenty feet (20') and the west twenty feet (20') of said lot as shown upon Salt Lake International Center Plat 2.

AND EXPRESSLY RESERVING TO GRANTORS AND EXCEPTING HEREFROM:

All interest in and to any and all present rights of grantors or other persons to oil, gas and other minerals in and under said property; provided, with respect to mineral rights owned by Grantor, that any exploration or development of oil, gas or other minerals on the property shall require the written consent and approval of Grantee as a precondition to any such exploration or development of oil, gas or other minerals on the property.

SECURITY TITLE CO.
GHD # 169169

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