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29 DECEMBER 89

11:25 AM

KATIE L. DIXON

RECORDER, SALT LAKE COUNTY, UTAH

ASSOCIATED TITLE

REC. BY: REBECCA GRAY, DEPUTY

011

SPECIAL WARRANTY DEED

UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Nebraska, Grantor, hereby conveys, and warrants against the lawful claims of all persons claiming by, from or under it but against none other, to PRATEZK PARTNERS, a Utah Limited Partnership, whose general partner is Praxitz Corporation, and whose postal address is 1800 Alexander Bell Drive, Reston, Virginia 22091, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the land situated in Section 13, Township 1 South, Range 2 West of the Salt Lake Base & Meridian, Salt Lake City, County of Salt Lake, State of Utah, more particularly described in Exhibit A attached hereto and hereby made a part hereof.

EXCEPTING from this conveyance and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the land hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by Grantee, his heirs or assigns.

This deed is made SUBJECT to the following:

- (a) All taxes and all assessments, or, if payable in installments, all installments of assessments, levied upon or assessed against the premises described in Exhibit A which became or may become due and payable in the year 1989 shall be prorated as of the date of delivery of this deed by Grantor to Grantee, said date being the 28th day of December, 1989; and Grantee assumes and agrees to pay, or to reimburse Grantor for, if paid by it, all such taxes and assessments and installments of assessments applicable to the period subsequent to the date of delivery of this deed and assumes all taxes and all assessments and all installments of assessments which may become due and payable after said year; and

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(b) All liens, encumbrances, clouds upon, impairments of and defects in the title created or permitted to be created by Grantee on and after the date of delivery of this deed by Grantor to Grantee, and any and all restrictions and limitations imposed by public authority, and any easements, restrictions and/or outstanding rights of record, and exceptions, reservations and conditions contained in prior deeds or open and obvious on the ground, including, but not limited to, the following:

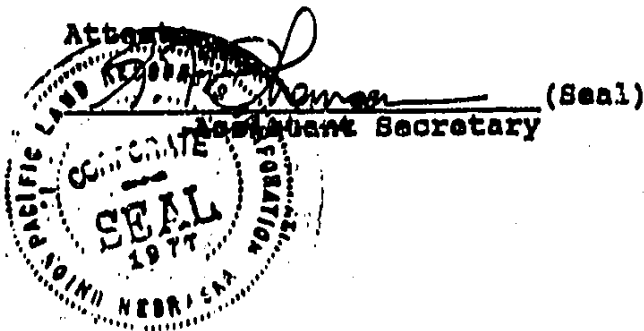
(i) Farmland Assessment roll-back taxes resulting from the subsequent withdrawal by Grantor of that certain Application for Assessment and Taxation of Agricultural Land dated February 27, 1978, recorded on February 28, 1978 in the office of the County Recorder of Salt Lake County, as Entry No. 3070792, in Book 4631, at Page 121;

(ii) Deed dated February 26, 1951 between John M. Wallace and Glenn Walker Wallace, Harold H. Bennett and Emily Bennett, L.B. Swaner and June S. Swaner, and L.S. Swaner, as grantors, and Salt Lake City, as grantee, recorded on March 1, 1951 in the office of the County Recorder of Salt Lake County, as Entry No. 1236201, in Book 839, at Page 178.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Vice President and attested by its Assistant Secretary, and its corporate seal to be hereunto affixed this 27th day of December, 1989.

UNION PACIFIC LAND RESOURCES CORPORATION

By *Charles W. Hunt*
Vice President



STATE OF TEXAS)
)
COUNTY OF DALLAS)

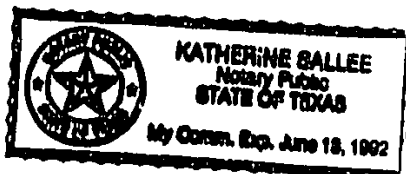
BEFORE ME, the undersigned authority, on this day personally appeared Christine M Smith, Vice President of UNION PACIFIC LAND RESOURCES CORPORATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of December, 1989.

Katherine Sallee
Notary Public, State of Texas

My commission expires: 6-13-92

(SEAL)



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EXHIBIT A

A parcel of land situate in Section 13, Township 1 South, Range 2 West of the Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows:

That certain tract of land heretofore conveyed by A. Kyle Bettilyon and Lael C. Bettilyon, his wife, to Union Pacific Railroad Company by Warranty Deed dated September 30, 1965, recorded September 30, 1965, in Book 2382, Page 317, of the records of Salt Lake County, more particularly described as follows, to-wit:

The West Half (W 1/2) of Section 13, Township 1 South, Range 2 West, Salt Lake Base and Meridian, County of Salt Lake, State of Utah, subject to such easements and rights-of-way as appear of record, including but not restricted to irrigation and drainage ditches and roads presently located thereon.

Also, that certain tract of land heretofore conveyed by Robert B. Swaner and Louise S. Swaner, his wife, to Union Pacific Railroad Company by Warranty Deed dated December 13, 1965, recorded December 13, 1965, in Book 2409, Page 98, of the records of Salt Lake County, more particularly described as follows, to-wit:

All of the West Half of the East Half (W 1/2 E 1/2) of Section 13, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah.

EXCEPTING THEREFROM, that portion of the above described parcel of land conveyed by Union Pacific Land Resources Corporation to Utah State Road Commission by Decree dated May 16, 1974, and identified in the records of the Grantor as Audit No. 422, said portion being more particularly described as follows:

A parcel of land in fee for a freeway known as Project No. 018-1, being part of an entire tract of property in the South Half of the Southwest Quarter (S 1/2 SW 1/4) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 13, Township 1 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4);
thence North 0 degrees 02 minutes 23 seconds West, 170 feet along the east line of said Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) to a point 105 feet perpendicularly distant northerly from the centerline of the westbound lane of said project;

thence South 89 degrees 52 minutes West, 1686.34 feet to a point of tangency with a 9704.6-foot radius curve to the right, said point being 25 feet radially distant northerly from the centerline of a northerly frontage road (Frontage Road No. 4) of said project at Engineer Station 110+00;

thence Westerly, 514.41 feet along the arc of said curve;

thence North 84 degrees 22 minutes 28 seconds West, 483.97 feet along a line that is not tangent to the preceding curve, to a point 30 feet perpendicularly distant northerly from the centerline of said northerly frontage road at Engineer Station 120+00.2;

thence Northwesterly, 1069.25 feet along the arc of a 1115.9-foot radius curve to the right (Note: Tangent to said curve at its point of beginning bears North 84 degrees 58 minutes West);

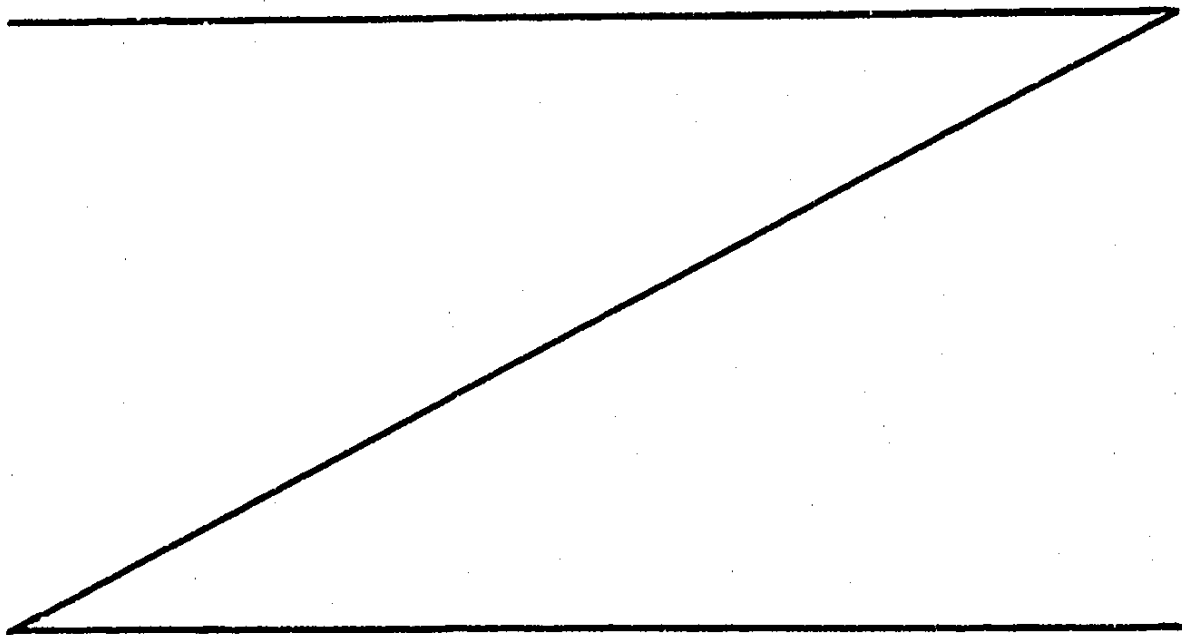
thence North 30 degrees 04 minutes West, 144 feet, more or less, to a point of tangency with a 348.3-foot radius curve to the left;

thence Northwesterly, 365.15 feet along the arc of said curve;

thence South 89 degrees 52 minutes West, 50.3 feet to the west line of said Section 13;

thence South 0 degrees 08 minutes East, 1095.0 feet along said west line to the Southwest corner of said Section 13;

thence North 89 degrees 52 minutes 00 seconds East, 3971.46 feet along the south line of said Section 13 to the Point of Beginning, as shown on the official map of said project on file in the office of the State Road Commission of Utah.



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