RECORDED AT REQUEST OF BOOK _ 239 WHEN RECORDED, MAIL TO: 000022 1985 154Y 13 PM 12: 51 Dale E. Anderson PAGE_7,71-7,76a TOOLLE COUNTY RECOLUEN EN OT PT ABBRAY P.O. Box 22074 AMF Salt Lake City, Utah 84122 Space Above for Recorder 1988 7765 178 11.00 CORRECTIVE * Warranty Deed * To include a right-of-way reservation inadvertently omitted from the deed as originally recorded. , a corporation EMKO Corporation organized and existing under the laws of the State of Wind, with its principal office at , State of Utah, 1919 West North Temple , of County of Salt Lake grantor, hereby conveys and warrants to SECURITY FILM PRODUCTIONS INC. Grantee for the sum of TEN DOLLARS and other good and valuable consideration-----BOKEARSX Tooele County, the following described tract of land in State of Utah: Beginning at a point which is N 0° 06' 28" W, 1323.61 feet and N 89° 29'W, 400.0 feet from the center of Section 9, T. 3 S., R. 4 W., S.L.B. & M., and running thence North 1429.30 feet; thence S 89° 53' 52" W, 2563.53 feet; thence South, 1401.61 feet; thence S 89° 29' E, 2563.63 feet to the point of beginning. One-half of all gas, oil and mineral rights, if any, are retained by seller. Seller retains a right-of-way access to all unreleased property on the roads which are outlined in the plot diagram in Exhibit "B" to the Uniform Real Estate Contract, a copy of which is 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 A. D., 1986, day of by its duly authorized officers this May 5th EMKO CORPORATION Company Attest: By Secretary. (Corporate Seal) STATE OF UTAH, County of Salt Lake day of May , A. D. 1986 5th personally appeared before me Wm. H. Kibbie and Deon M. Robison who being by me duly sworn did say, each for himself, that he, the said Wm. H. Kibbie is the secretary is the president, and he, the said Deon M. Robison Company, and that the within and foregoing of EMKO Corporation instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Wm. H. Kibbie and Deon M. Robison each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation. Notary Public. My Commission expires 11 1982 My residence is NTY DEED, C. P. FORM-KELLY CO., TO SOUTH, S.L.C., UTAH

UNIFORM REAL ESTATE CONTRACT 772

nereinaiter	designated as the Seller, and SECURITY FILM PRODUCTIONS INC.	
hereinafter	designated as the Buyer, of	
2. WIT and the buy	NESSETH: That the Seller, for the consideration herein mentioned agrees to sell and convey to ser for the consideration herein mentioned agrees to purchase the following described real property, of, State of Utah, to-wit:	the buyer situate i
	ularly described as follows:	
	See Exhibit "A"	
released 3. Said	Seller retains one-half of all gas, oil or mineral rights to said pr Seller retains a right-of-way access to all unreleased property th property on the roads which are outlined in the plat diagram in Exhi Buyer hereby agrees to enter into possession and pay for said described premises the sum of <u>On</u> ive Hundred Thousand and No/100 Dollars (\$1,500,	rough bit <u>"B</u>
	he office of Seller, his assigns or order	00.00
	in the following times, to-wit: One Hundred Twenty-Five Thousand & No/100, 125,0	
March 31,	eipt of which is hereby acknowledged and the balance of \$1,250,000.00 shall be paid a red liwenty-five Thousand Dollars, plus interest from September 30, 1 1980 at 8 1/4% on the amount of One Hundred Twenty-Five Thousand Do ore March 31, 1980.	979 tö 11ars
1980 and	er of \$100,000.00 or 8 1/4% of the unpaid principal balance on Septe on each September 30 thereafter for seven years and any unpaid princ will be payable in full on September 30 , 1987.	mber <i>3</i> ipal o
4. Said	said premises shall be delivered to buyer on the	on of the
purchase primay pay am or contract tinstallments 5. It is to the terms	terest shall be charged from September 30, 1979 on all unpaid portions at the rate of Eight & One Quarter 8 1/4 () per annum. The Buyer, at his option at ounts in excess of the monthly payments upon the unpaid balance subject to the limitations of any by the Buyer herein assumed, such excess to be applied either to unpaid principal or in prepayment at the election of the buyer, which election must be made at the time the excess payment is made, understood and agreed that if the Seller accepts payment from the Buyer on this contract less than a herein mentioned, then by so doing, it will in no way after the terms of the contract as to the stipulated, or as to any other remedies of the seller.	anytime mortgage of future
eżeked XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	<mark>አ</mark> አአለለ
	represents that there are no unpaid special improvement district taxes covering improvements to an he process of being installed, or which have been completed and not paid for, outstanding against a he followingNO exceptions.	aid premaid prop
8. The !	Seller is given the option to secure, execute and maintain loans secured by said property of not to e	
payments reconside by the oans and mount to say	per annum and payable in regular monthly installments; provided that the aggregate NECOME in juired to be made by Seller on said loans shall not be greater than each installment payment required to be made by Seller on said loans shall not be greater than each installment payment required to be made by Seller on said loans shall not be greater than each installment payment required to the contract. When the principal due hereunder has been reduced to the amount of ortgages the Seller agrees to convey and the Buyer agrees to accept title to the above described id loans and mortgages.	stallment red to be any such property
ay any per o obligation aid obligati	Buyer desires to exercise his right through accelerated payments under this agreement to pay off anding at date of this agreement against said property, it shall be the Buyer's obligation to assembly which may be required on prepayment of said prior obligations. Prepayment penalties it is against said property incurred by seller, after date of this agreement, shall be paid by sellers are assumed or approved by buyer.	ume and n respect er unles
he purchase aining said nterest rate 11. The	Buyer agrees upon written request of the Seller to make application to a reliable lender for a loan be secured under the regulations of said lender and hereby agrees to apply any amount so receip price above mentioned, and to execute the papers required and pay one-half the expenses necessal loan, the Seller agreeing to pay the other one-half, provided however, that the monthly payment required, shall not exceed the monthly payments and interest rate as outlined above. Buyer agrees to pay all taxes and assessments of every kind and nature which are or which may be any become due on these premises during the life of the kind and nature which are or which may be	ved upor ry in ob ents and
hat there ar	ay become due on these premises during the life of this agreement. The Seller hereby covenants are no assessments against said premises except the following:	id agree:

EXHIBIT "A" TO UNIFORM REAL ESTATE CONTRACT

DATED SEPTEMBER 30, 1979 BETWEEN

EMKO CORPORATION AS SELLER AND

SECURITY FILM PRODUCTIONS INC. AS BUYER

Beginning at the Northwest corner of Section 8, T. 3 S., R. 4 W., S.L.B. & M., and running thence S 89° 53' 52" W, 2646.46 feet; thence S 0° 02' 43" W, 2610.17 feet; thence N 89° 49' 12" W, 2649.40 feet; thence N 0° 04' 37" E, 3965.92 feet; thence N 89° 56' 13" E, 5293.40 feet; thence N 0° 01' 43" E, 3960.17 feet, thence East along the North side of Section 5 (this being the basis of bearing for this description), 7928.55 feet; thence S 0° 06' 09" E, 1332.64 feet; thence N 89° 49' 23" W, 2643.54 feet; thence S 0° 04' 25" E, 1319.69 feet; thence S 89° 44' 17" E, 2644.22 feet; thence S 0° 06' 09" E, 2647.22 feet; thence S 89° 34' 06" E, 2549.59 feet; thence S 6° 55' 18" W, 2670.81 feet; thence N 89° 23' 55" W, 2222.78 feet; thence N 0° 06' 28" W, 1323.61 feet; thence N 89° 29' W, 4915.44 feet; thence North, 1262.82 feet; thence S 89° 53' 52" W, 3028.09 feet to the point of beginning.

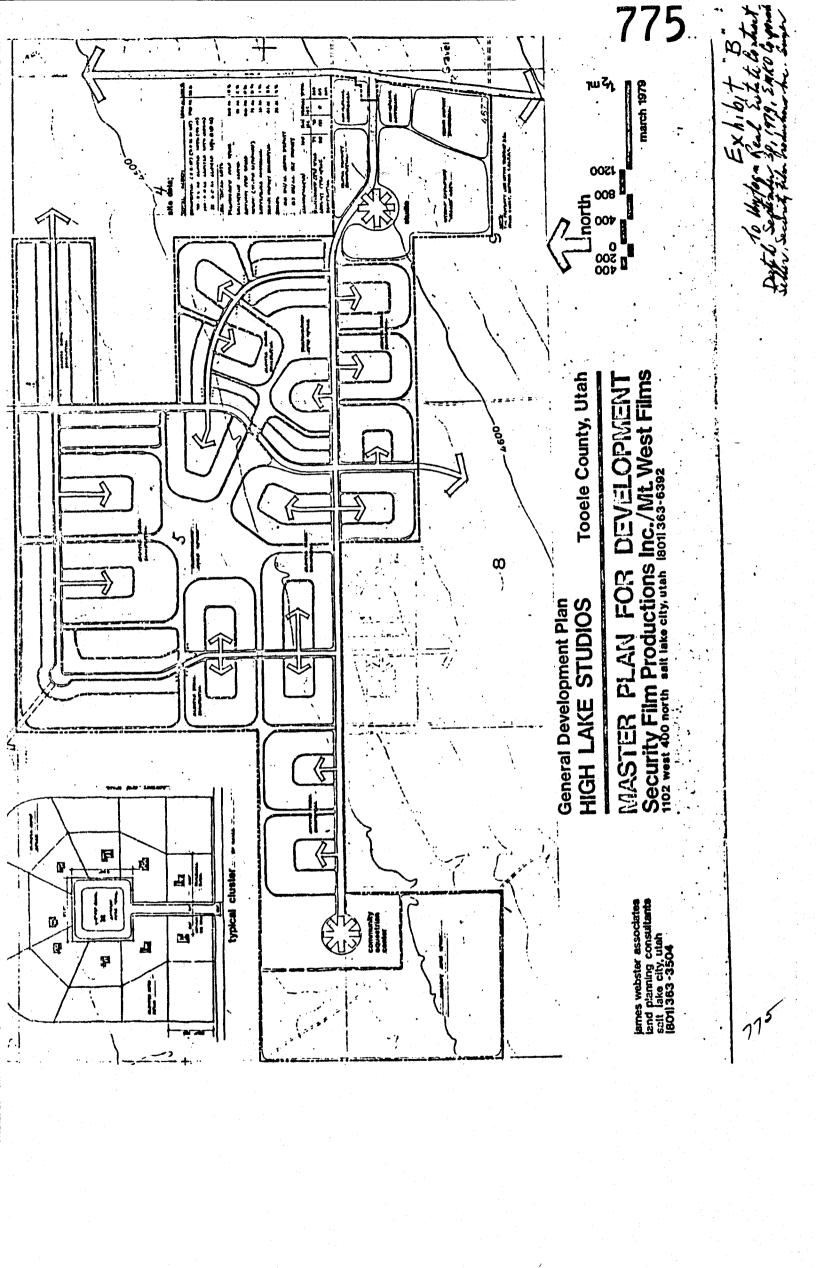


EXHIBIT C TO UNIFORM REAL ESTATE CONTRACT DATED SEPTEMBER 30, 1979 BETWEEN EMKO CORPORATION AS SELLER AND SECURITY FILM PRODUCTIONS INC. AS BUYER

During the term of this contract and provided said contract is not in default buyer shall have the right to use one-half of the water and irrigation rights allocated to the 3300 acres owned by seller. Said right to use said water shall cease in the event this contract is in default or is not paid in full. In the event this contract is paid in full seller will assign to buyer one-half of the water and irrigation rights allocated to the 3300 acres owned by seller at the date of this agreement.

Seller shall deed (release) certain parcels of property to buyer as follows:

- All releases shall be in numerical sequence as outlined on plat diagram attached hereto as Exhibit .
- 2. Any release within an outlined area which does not include the entire numerical tract shall be contiguous to property previously released so as to avoid any gaps.
- 3. All releases shall be on the basis of a \$1,500.00 principal payment per acre and any payment made in order to obtain a release shall first be applied to accrued interest the same as all annual payments, i.e., no release will be granted unless all accrued interest is paid up to date, except that on payment of the March 31, 1980 payment seller will release 83.3 acres described as follows:

Beginning at a point which is N 0° 06' 28" W, 1323.61 feet and N 89° 29' W, 400.0 feet from the center of Section 9, T. 3 S., R. 4 W., S.L.B. & M., and running thence North 1429.30 feet; thence S 89° 53' 52" W, 2563.53 feet; thence South, 1401.61 feet; thence S 89° 29' E, 2563.63 feet to the point of beginning.

4. Seller shall release, upon request by buyer, as part of the property release program, the roads which are to be dedicated upon filing of the subdivision plat provided that the buyer pays the acre release amount for such releases.

NO DOCUMENT FOR THIS PAGE