

5451636

WHEN RECORDED, MAIL TO:
BRITTANY APARTMENTS PARTNERS, LTD.
c/o John C. Williams

175 S. Main Street, Suite 1208
Salt Lake City, UT 84111

1150

5451636
10 MARCH 93 01:00 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UT
MERRILL TITLE
REC BY: DIANE KILPACK, DEPUTY

Space Above for Recorder's Use

Warranty Deed

(Special)

MISTLETOE FINANCIAL COMPANY, a Utah partnership, grantor,
of Salt Lake County, Utah hereby
CONVEY SAND WARRANTS against all claiming by, through or under

to BRITTANY APARTMENTS PARTNERS, LTD., a Utah limited partnership
of 175 S. Main St., Suite 1208, Salt Lake City, Utah 84111, grantee,
TEN (\$10.00) and other good and valuable consideration for the sum of
the following described tract of land in Salt Lake DOLLARS,
State of Utah: County,

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT TO all easements, encumbrances and restrictions of record.

WITNESS, the hand of said grantor, this 5th day of
March, A.D. 19 93.
Signed in the presence of

MISTLETOE FINANCIAL COMPANY, a
Utah partnership
By: John C. Williams
John C. Williams
General Partner
By: Roger J. Furness
Roger J. Furness
General Partner

STATE OF UTAH }
COUNTY OF } ss.
On the _____ day of March, 19 93, personally appeared before me
John C. Williams, the signor of the within instrument, who
duly acknowledged to me that he executed the same, in his capacity as general partner of
Mistletoe Financial Company, a Utah partnership.

My Commission Expires: _____ Residing at: _____
Notary Public

BK661762161

STATE OF UTAH)
): SS.
COUNTY OF SALT LAKE)

On the 5th day of March, 1993, personally appeared before me Roger J. Furness, known by me to be the signer of the foregoing Warranty Deed, who duly acknowledged to me that he executed the same, in his capacity as general partner of Mistletoe Financial Company, a Utah partnership.

Lark Jackson
Notary Public
Residing at Salt Lake County, Utah

My commission expires:

8-13-93



ALL-PURPOSE ACKNOWLEDGMENT

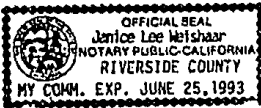
NO 205

State of California
County of Riverside }

On March 8, 1993 before me, Janice Lee Weishaar, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared John C. Williams
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Janice Lee Weishaar
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) _____ TITLE(S) _____
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

Mistletoe Financial Company

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Warranty Deed
Number of Pages 2 Date of Document 3/5/93
Signer(s) Other Than Named Above Roger J. Furness

BK 6617 PG 2163

EXHIBIT A TO SPECIAL WARRANTY DEED

DESCRIPTION OF REAL PROPERTY

The land referred to in this Deed of Trust is situated in the City of Murray, County of Salt Lake, State of Utah, and is described as follows:

PARCEL 1:

BEGINNING at a point on the Westerly line of 700 East Street (Cottonwood Expressway), said point being South 0°15' West 1275.85 feet, and East 150.95 feet from the Northwest corner of the Southwest quarter of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said Westerly line South 0°25'30" West 38.02 feet to a right of way marker and South 4°08'20" West 16.43 feet; thence West 102.90 feet; thence South 80.00 feet; thence East 97.11 feet to said 700 East Street; thence along said Westerly line South 4°08'20" West 117.30 feet; thence West 126.15 feet; thence South 0°15' West 82.98 feet; thence West 55.64 feet, more or less to the Westerly line of that certain property conveyed to Joy S. Tholen by Warranty Deed recorded in Book 5859 at Page 624 of Official Records, and thence following said property line the following three courses: South 25°48' West 50.71 feet; thence South 58° East 66.74 feet; thence North 89°29' East 135.86 feet to said Westerly line of 700 East Street; thence along said Westerly line South 4°08'20" West 24.33 feet to a right of way marker; thence along said Westerly line South 3°59' East 193.99 feet to a right of way marker; thence Southerly along a 1348.567 foot radius curve to the left through a central angle of 3°49'30", a distance of 90.03 feet; thence South 89°47'50" West 364.46 feet along a fence to the property owned by Salt Lake City; thence North 85.59 feet; thence West 90.65 feet to the East line of Spring Dale Subdivision; thence along said East line and beyond North 0°15' East 313.65 feet; thence West 1.81 feet; thence North 0°15' East 163.58 feet; thence North 0°20' East 158.20 feet; thence East 5.43 feet; thence North 18.91 feet; thence East 351.29 feet along a fence line and fence line extended; thence South 15.07 feet; thence East 110.60 feet along a fence line to the point of BEGINNING.

LESS AND EXCEPTING therefrom the following described property:
Parcel A: Beginning South 0°15' West 1259.78 feet and 222.01 feet West from the West Quarter Corner of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 18 feet, more or less; thence West 89 feet, more or less, to a fence corner; thence North 18.91 feet; thence East 89 feet, more or less, to the point of beginning.
Parcel B: Also beginning South 0°15' West 1259.78 feet from said West quarter corner; thence South 16.07 feet; thence East 40.28 feet; thence North 16.07 feet; thence West 40.28 feet to the point of beginning.

Parcel Identification Number 22-06-478-020 and
Parcel Identification Number 22-06-478-021.

PARCEL 2:

Beginning South 0°15' West 1259.78 feet from the West quarter corner of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 16.07 feet; thence East 40.28 feet; thence North 16.07 feet; thence West 40.28 feet to the point of beginning.

Parcel Identification Number 22-05-303-009.

FOUR COPY
ON RECORD

BK6617PG2164