

Recorded OCT 18 1971 at 11:38A
Request of Zions Securities Corp. (Kennecott Bldg)
to forward to J. B. Tile Profit Sharing Trust
P.O. Box 15217
SLC 84115
JERADEAN MARTIN
Recorder Salt Lake County, Utah
By *[Signature]* Deputy
Book _____ Page _____ Ref. _____

11-1005
WARRANTY DEED

2415958

ZIONS SECURITIES CORPORATION, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, Salt Lake County, State of Utah, Grantor, hereby conveys and warrants against all claiming by, through or under it to J. B. TILE PROFIT SHARING TRUST, Grantee of Salt Lake County, State of Utah, for the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah:

(180)
COMMENCING on the North line of Beardsley Place at a point South 0°33'30" East 550.00 feet and South 89°26'30" West 620.79 feet from the intersection of the North line of 2400 South Street and the West line of Eighth West Street, said point of commencing being also North 2129.26 feet and West 2598.33 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, and running thence South 89°26'30" West 160 feet more or less to the East line of the Jordan River Right of Way; thence Northerly along said right of way line on the arc of a 750.9 feet radius curve to the left 202.1 feet; North 0°16' West 234.41 feet; and Northerly along the arc 781.0 foot radius curve to the right 108.23 feet; thence leaving said right of way line and running North 89°26'30" East 382.05 feet; thence South 24°59' West 600.93 feet to the point of COMMENCEMENT.

Reserving to grantor an 18-foot right of way for a railroad along the West 18 feet of said property.

Subject to existing easements whether or not of record.

The premises herein conveyed shall not be used or occupied for any use which constitutes a public nuisance or for any use which is publicly noxious or offensive by reason of the emission of dust, odor, gas or fumes and shall at all times be kept free and clear of all debris and in a neat and orderly manner and shall landscape said property in a manner consistent with the best interests of the area including the removal of weeds and unattractive growth.

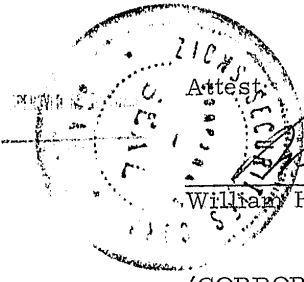
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 6 day of October, 1971.

ZIONS SECURITIES CORPORATION

By J. Howard Dunn
J. Howard Dunn, Vice-President

Attest:
William H. Clawson
William H. Clawson, Secretary

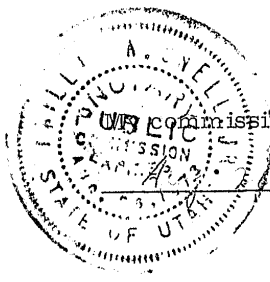


(CORPORATE SEAL)

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 6 day of October, 1971, personally appeared before me J. HOWARD DUNN and Wm. H. CLAWSON, who being by me duly sworn did say, each for himself, that he, the said J. Howard Dunn is the Vice President and he, the said Wm. H. Clawson is the Secretary of Zions Securities Corporation, 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 J. Howard Dunn and Wm. H. Clawson each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Phillip A. Swell, Jr.
Notary Public
Residing at Salt Lake City, Utah



My commission expires: 10/1/73

BOOK 3007 PAGE 899