

DOCUMENT

SIR NO. 573

AUDIT NO. \_\_\_\_\_

3452365

WARRANTY DEED

UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Nebraska, GRANTOR, hereby conveys and warrants to SIDNEY J. HALTON and SHERYL S. HALTON, husband and wife as joint tenants and not as tenants in common with full rights of survivorship, THOMAS W. ABBOTT and SHIRLEY D. ABBOTT, husband and wife as joint tenants and not as tenants in common with full rights of survivorship, and LYNN OTT and ELLEN C. OTT, husband and wife as joint tenants and not as tenants in common with full rights of survivorship, GRANTEES, with the relationship between the interests of the Haltons, the Abbotts, and the Otts to be that of tenants in common with respect to the whole of the property, for the sum of ONE AND NO/100 DOLLARS (\$1.00), and other valuable consideration, the receipt whereof is hereby acknowledged, the following described tract of land in Salt Lake City, Salt Lake County, State of Utah, to-wit:

A parcel of land being a portion of Lot 3, Centennial Industrial Park, Phase II, Salt Lake City, Salt Lake County, Utah, recorded September 23, 1977, as Entry No. 3001204, in the Office of the Recorder of said County, bounded and described as follows:

Beginning at a point on the east line of that certain parcel of land heretofore described in a Notice of Contract by and between Union Pacific Land Resources Corporation and Pepsi Cola Bottling Company of Salt Lake City, Inc., recorded December 23, 1977, as Entry No. 3042671, in Book 4600, at Page 1090, in the Office of the Recorder of said County, said point being S. 89° 50' 04" E., a distance of 546.88 feet

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and S. 0° 09' 56" W., a distance of 202.08 feet,  
from the northwest corner of said Lot 3;

thence S. 89° 50' 22" E., a distance of  
441.78 feet, more or less, to the east line of  
said Lot 3;

thence S. 0° 09' 38" W., along said east  
line, a distance of 295.80 feet;

thence N. 89° 50' 22" W., a distance of  
441.81 feet, more or less, to the east line of  
that certain parcel of land heretofore conveyed  
by Union Pacific Land Resources Corporation to  
Pepsi Cola Bottling Company of Salt Lake City,  
Inc., by Warranty Deed dated December 19, 1977,  
recorded December 23, 1977, as Entry No. 3042672,  
in Book 4600, at Page 1094, in the Office of  
the Recorder of said County;

thence N. 0° 09' 56" E., along said east line  
and the east line of said parcel described in said  
Notice of Contract, a distance of 295.80 feet,  
more or less, to the POINT OF BEGINNING.

Containing an area of 130,684 square feet,  
more or less.

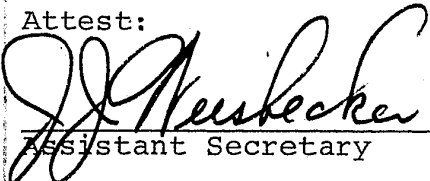
together with all rights of way, easements, tenements, heredita-  
ments and appurtenances thereunto belonging.

EXCEPTING from this grant and reserving unto the  
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 general-  
ity 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 the GRANTOR, its successors or assigns, but without  
entering upon or using the surface of the lands hereby conveyed  
and in such manner as not to damage the surface of said lands  
or to interfere with the use thereof by the GRANTEES, their  
successors or assigns.

The above-described property is conveyed subject to all conditions, restrictions, reservations, easements and encumbrances (1) that are of record, including, but not limited to that certain Declaration of Covenants, Conditions and Restrictions recorded December 23, 1977, as Entry No. 3042205, in Book 4600 at Page 243 of the Official Records of Salt Lake County, (2) that are noted in the recorded plat of Centennial Industrial Park, Phase II, and (3) that are open and obvious on the ground.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed by its Executive Vice President and attested by its Assistant Secretary thereunto duly authorized on the 7<sup>th</sup> day of July, 1980.

Attest:

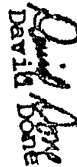
  
Assistant Secretary

UNION PACIFIC LAND RESOURCES CORPORATION

By   
Executive Vice President



700

  
DAVID BONE

BACKMAN ABS. & TITLE  
REF \_\_\_\_\_  
DIP \_\_\_\_\_

JUL 10 1 38 PM '80

KATIE L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

STATE OF NEBRASKA)  
: ss.  
COUNTY OF DOUGLAS)

On this 9th day of July, 1980,  
before me, a Notary Public, in and for said County, personally  
appeared H. F. Hansen, to me personally  
known to be Executive Vice President of UNION PACIFIC  
LAND RESOURCES CORPORATION, who being duly sworn did say that  
the seal affixed to the foregoing instrument is the corporate  
seal of said Corporation, and that said instrument was signed,  
sealed and executed in behalf of said Corporation by authority  
duly conferred by its By-Laws, and acknowledged to me said  
instrument to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal the day and year first in this, my  
certificate written.

Mary T. Mondragon  
Notary Public

Residing at Douglas County,  
Nebraska

My commission expires:

July 18, 1982

