

7554700

WHEN RECORDED, MAIL TO:
Callister Nebeker & McCullough
Attn: Dorothy C. Pleshe
Gateway Tower East, Suite 900
10 East South Temple
Salt Lake City, Utah 84133

7554700
01/14/2000 02:41 PM 13.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
CALLISTER NEBEKER & MCCULLOUGH
GATEWAY TOWER EAST STE. 900
SLC UT 84133
BY: ZJH, DEPUTY - WI 2 P.

WARRANTY DEED

JERRY SEINER CHEVROLET, INC., GRANTOR, hereby CONVEYS AND WARRANTS to G.O.K. PROPERTIES, L.C., whose address is 56 E. Dorchester Drive, Salt Lake City, Utah 84103, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and for other good and valuable consideration, that certain real property and reservation of rights situated in Salt Lake County, State of Utah, more particularly described as follows:

See Exhibit "A" attached hereto.

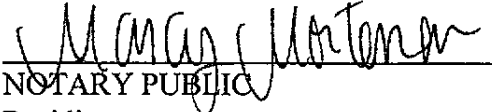
WITNESS, the hand of said GRANTOR, this 6th day of January, 2000.

JERRY SEINER CHEVROLET, INC.,
a Utah corporation

By 
Gerald J. Seiner, President

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

The foregoing instrument was acknowledged before me this ____ day of January, 2000 by Gerald J. Seiner as President of Jerry Seiner Chevrolet, Inc., a Utah corporation.


NOTARY PUBLIC
Residing at:

My Commission Expires:
9/3/2001

Salt Lake City, UT

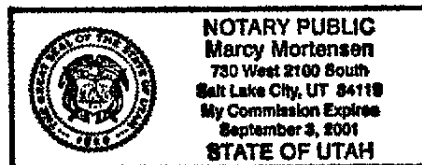


EXHIBIT "A"

The real property conveyed by this Warranty Deed is situated in the State of Utah, County of Salt Lake, and is described as follows:

Beginning at the Northwest corner of Lot 16, Block 6, Five Acre Plat "B," Big Field Survey; thence North 89°48'42" East 760.103 feet to the Northeast corner of said Lot 16; thence South 0°01'05" East 687.20 feet to a point on the East line of Lot 18, said Block 6; thence South 89°48'44" West 761.239 feet to the West line of said Lot 18; thence North 0°04'36" East 687.20 feet to the point of beginning;

LESS:

A parcel of land in fee for the construction of an access road incident to the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property, situate in Lot 16, Block 6, Five Acre Plat "B," Big Field Survey. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said Lot 16; and running thence North 89°48'42" East 231.679 meters along the northerly boundary line of said Lot 16 to the Northeast corner of said Lot 16; thence South 00°01'05" East 10.000 meters along the easterly boundary line of said Lot 16; thence South 89°48'42" West 231.696 meters to the westerly boundary line of said Lot 16; thence North 00°04'36" East 10.000 meters along said westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 2316.9 square meters.

(Note: Rotate above bearings 0°15'07" clockwise to equal highway bearings. To obtain distance in feet, divide above distances by 0.3048. Multiply above area by 10.7639 to obtain square feet.)

BUT SUBJECT TO THE FOLLOWING RESERVATION IN FAVOR OF GRANTEE:

A permanent reservation of rights retained in favor of Jerry Seiner Chevrolet, Inc., its successors and assigns, to use the above-described (excepted) real property for a right-of-way, ingress and egress, parking, paving and general maintenance attributable to such reserved use, but only to the extent such use does not otherwise injure or interfere with the Utah Department of Transportation's use, occupation and enjoyment of the above-excepted real property.