

After recording return to:
Oquirrh Associates
350 South 400 East, Suite G1
Salt Lake City, Utah 84111

6611288
04/04/97 10:19 AM 11.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
HALLIDAY WATKINS & HENRIE
REC BY: V ASHBY , DEPUTY - WI

WARRANTY DEED

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MTB ENTERPRISES, INC., Grantor, hereby CONVEYS and WARRANTS to OQUIRRH ASSOCIATES, a Limited Partnership, Grantee, for the sum of Ten and No/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following tract of land in Salt Lake County, State of Utah:

Beginning at a point 155.5 feet South from the Northwest corner of Lot 3, Block 36, Plat "B", Salt Lake City Survey, and running thence East 165 feet; thence North 73.0 feet; thence East 82.5 feet; thence South 82.5 feet; thence West 247.5 feet; thence North 9.5 feet to the point of beginning, situate in Salt Lake County, Utah (Tax Parcel No. 16-06-401-017)

SUBJECT TO AND EXCEPTING THE FOLLOWING:

Current general taxes, easements, reservations, restrictions and rights of way of record or enforceable in law or equity.

Ten (10) shared parking stalls as referenced in the Option dated September 11, 1990, and recorded September 13, 1990, as Entry No. 4964991 in Book 6252 at Page 652.

The right-of-way conveyed in that certain Warranty Deed in favor of William Ng and Raymond Ng recorded on May 14, 1992, as Entry No. 5255140 in Book 6456 at Page 2077 over and across the following: Beginning at a point 165 feet South of the Northwest corner of Lot 3, Block 36, Plat B, Salt Lake City Survey, and running thence East 247.5 feet; thence North 9.5 feet; thence West 247.5 feet; thence South 9.5 feet to the point of beginning.

WITNESS, the hand of said Grantor this 3rd day of April, 1997.

MTB ENTERPRISES, INC.:

Michael T. Bilanzich
By Michael T. Bilanzich
Its President
Grantor

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

The foregoing Warranty Deed was acknowledged before me this 3rd day of April, 1997, by Michael T. Bilanzich, President of MTB Enterprises

Richard N. Carnton
NOTARY PUBLIC
My Comm. Expires 11/15/99

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