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SPECIAL WARRANTY DEED

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a corporation organized and existing under the laws of the State of Delaware, with its principal office at Denver, Colorado, Grantor, hereby CONVEYS AND TO THE EXTENT HERINAFTER PROVIDED WARRANTS to UTAH COOPERATIVE ASSOCIATION, a Utah corporation of Salt Lake City, Utah, Grantee, for the sum of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00), the following described tract of land in Salt Lake City, Salt Lake County, State of Utah:

A tract or parcel of land within Lots 1 and 2, Block 10, Plat A, Salt Lake City Survey, Salt Lake City, Salt Lake County, State of Utah, described as follows:

Beginning at the southeast corner of said Lot 1; thence west along the south line of said Lots 1 and 2 a distance of 203.5 feet; thence north parallel with the east line of said Lot 1 a distance of 165 feet; thence east parallel with the south line of said Lots 1 and 2 a distance of 203.5 feet; thence south along the east line of said Lot 1 a distance of 165 feet to the point of beginning, containing 33,577.5 square feet, more or less; excepting and reserving, however, to the Grantor easement for rights of way 17 feet in width, being 8.5 feet wide on each side of the center lines of said Grantor's tracks known as I. C. C. Tracks No. 208 and No. 208A as now constructed and operated over the above described tract of land extending in a southwesterly direction and curving to the right from a point in the east line of said Lot 1 located about 145 feet north from the southeast corner of said Lot 1 to a point in the south line of said Lot 1 located about 150 feet west from said southeast corner of said Lot 1, and to a point in the west line of the above described tract of land about 50 feet north from the south line of said Lot 2.

Description Correct
Chief Draftsman

Grantor warrants only against all acts of itself, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 3rd day of June, A. D. 1952.

THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY

By Wilson McCarthy
President

Attest:
[Signature]
Secretary



STATE OF COLORADO :
: ss.
CITY AND COUNTY OF DENVER :

On the 22nd day of June, A. D. 1952,
personally appeared before me WILSON MCCARTHY and T. A. THOMPSON, who being
by me duly sworn did say, each for himself, that he, the said WILSON MCCARTHY
is the President, and he, the said T. A. THOMPSON is the Secretary of THE
DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, 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 WILSON MCCARTHY and
T. A. THOMPSON, each duly acknowledged to me that said corporation executed
the same and that seal affixed is the seal of said corporation.



Jesse E. Buell
Notary Public

My commission expires Jan. 12, 1956
My residence is Denver Colo.

Recorded AUG 7 1952, 10:03 A.M.
Request of WOMEN'S FAIR L. BANK & TRUST CO.
Fee Paid. Equal Payment Charge.
Recorder, Salt Lake County, Utah
\$ 2.20 By George H. Smith Deputy
Book 946 Page 1549 Ref.

RECORDED AS INSTRUMENT
TR
SALT LAKE COUNTY