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Recorded at Request of Brad Gardner - 8138 So. State St. Midvale, Utah 84047
at..... M. Fee Paid \$.....
by..... Dep. Book..... Page..... Ref.:.....
Mail tax notice to..... Address.....

3544228 WARRANTY DEED

[CORPORATE FORM]

GOLDEN VALLEY PROPERTIES, INCORPORATED, a Utah Corporation, , a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City , of County of Salt Lake , State of Utah, grantor, hereby CONVEYS AND WARRANTS to DRAPER BANK & TRUST COMPANY, a Utah Corporation

of Draper, County of Salt Lake, State of Utah granted for the sum of _____ DOLLARS, TEN AND NO/100----- and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and by reference made a part hereof.

550
KATHIE L. GIXON
RECORDER
SALT LAKE COUNTY
UTAH
Mar 16 4 28 PM '81
MAY 16 4 28 PM '81
SALT LAKE STATES TITLE
REF. _____

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 16th day of March , A. D. 19 81

Attest: _____ }
Secretary. }
[CORPORATE SEAL] }
By _____ }
Director } Vice President. /secretary
_____ }
Director }
_____ }
ss. }

STATE OF UTAH,
County of Salt Lake

On the 16th day of March , A. D. 1981 personally appeared before me David W. Miller, Gerald J. Argyle and Wayne L. Palmer who being by me duly sworn did say, each for himself, that he, the said David W. Miller is the Vice Pres./ Secretary and Gerald J. Argyle and Wayne L. Palmer, are Directors of GOLDEN VALLEY PROPERTIES, INCORPORATED, 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 David W. Miller and Gerald J. Argyle and Wayne L. Palmer each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Marjorie Reddon
Notary Public.
My residence is Salt Lake City, Utah

My commission expires 9-23-83

BOOK 5225 PAGE 368

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NW 1/4

EXHIBIT "A"

BEGINNING at a point which is South 89°50'41" West 33.00 feet and North 0°06'05" East 33.00 feet from the Southeast corner of the Northeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point also being South 0°06'05" West 1285.82 feet and South 89°50'41" West 33.00 feet from the North Quarter Corner of said Section 15; and running thence North 0°06'05" East 246.00 feet; thence South 89°50'41" West 90.00 feet; thence South 0°06'05" West 47.00 feet; thence South 89°50'41" West 30.00 feet; thence South 20°03'16" West 93.77 feet; thence South 0°06'05" West 111.00 feet; thence North 89°50'41" East 152.00 feet to the point of beginning. Containing 33069 feet.

Reserving unto Grantor and its successors and any other owners, operators, shopowners, tenants, Lessees, and the customers of the same who may from time to time occupy the commercial area adjacent to the property herein conveyed a right of way for ingress, egress and related purposes for both vehicular and pedestrian traffic over, along, and across the following described tract of real property:

BEGINNING at a point on the West Line of Redwood Road; said point being South 89°50'41" West 53.00 feet and North 0°06'05" East 207.00 feet from the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°50'41" West 95.88 feet; thence South 20°03'16" West 21.73 feet to a point of Curve; thence Southerly along the Arc of a 271.75 foot Radius Curve to the left 94.64 feet; thence South 0°06'05" West 54.00 feet to the North Line of 10400 South Street; thence South 89°50'41" West along said North Line 12.50 feet; thence North 0°06'05" East 54.00 feet to a Point of Curve; thence Northerly along the Arc of a 284.25 foot Radius Curve to the Right 98.99 feet; thence North 20°03'16" East 43.77 feet; thence North 89°50'41" East 100.00 feet to the West Line of Redwood Road; thence South 0°06'05" West along said West line 25.00 feet to the point of beginning.

SUBJECT to current general taxes, easements, restrictions and rights of way of record.