

Mail Deed to: U.E. Bettlyou  
519 Boston Blvd  
S.L.C.

Recorded MAR 18 1957 at 11:28 a.m.  
Request of  
Fee Paid. Heald August Chase,  
Recorder, Salt Lake County, Utah  
\$ 5.20 By J. J. Mowbray Deputy  
Ref.

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WARRANTY DEED

1530378

THE RUBEROID CO., a corporation of the State of New Jersey,  
GRANTOR, hereby CONVEYS and WARRANTS to J. R. CLARK and PEARL  
R. CLARK, his wife, as joint tenants with full right of survivorship, and  
not as tenants in common, GRANTEES, of Albuquerque, New Mexico,  
for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable  
consideration, the receipt whereof is hereby acknowledged, the following  
described parcel of land in Salt Lake County, State of Utah:

An irregular parcel of land situated in the East  
half (E1/2) of Section Twenty-three (23), Township One  
(1) North, Range One (1) West of the Salt Lake Meridian,  
in Salt Lake City, Salt Lake County, Utah, described  
as follows:

Commencing at the east quarter-corner of said  
Section Twenty-three (23);

thence southwesterly along a straight line which  
forms an angle of Eighty-nine degrees Thirty-four min-  
utes Ten Seconds (89° 34' 10") from northwest to north-  
east with the city monument line along the original center  
line of Beck Street a distance of one thousand four hundred  
sixty-one and forty-six hundredths (1461.46) feet to a  
city monument in said original center line of Beck Street;

thence northwesterly along said city monument line  
which is also the original center line of Beck Street, a  
distance of six hundred thirty-five and eighty-five hundredths  
(635.85) feet to a point thereon;

thence northeasterly at right angles a distance of  
eighty-seven (87) feet to a point eight and five tenths (8.5)  
feet distant northwesterly, measured at right angles,  
from the center line of Spur Track No. 82 of the Oregon  
Short Line Railroad Company as now constructed and  
operated, which is the true point of beginning of the parcel  
of land hereby described;

thence northwesterly along a straight line parallel  
with and eighty-seven (87) feet distant northeasterly,  
measured at right angles, from said city monument line  
in Beck Street, a distance of twelve (12) feet, more or less,  
to a point nine and five tenths (9.5) feet distant south-  
easterly, measured radially, from the center line of Spur  
Track No. 83 of said Railroad Company as now constructed  
and operated;

Registration Checked



thence northeasterly along a curve to the left, having a radius of 324.99 feet, and which is tangent at its point of beginning to a straight line forming an angle of Eighty-one degrees Fifty-eight minutes and Thirty seconds ( $81^{\circ}58'30''$ ) from northwest to northeast with the last described line produced northwesterly, a distance of one hundred ten and eight hundredths (110.08) feet;

thence northeasterly along a straight line tangent to the end of the last described curve and which is also parallel with and thirteen (13) feet distant southeasterly, measured at right angles, from the center line of the tangent portion of said Track No. 83 a distance of two hundred thirty-four and fifty-five hundredths (234.55) feet;

thence northeasterly along a curve to the right, having a radius of 315.56 feet and which is tangent at its point of beginning to the last described line a distance of two hundred and one and eighty-three hundredths (201.83) feet;

thence northeasterly along a straight line tangent to the end of the last described curve and which is parallel with and twenty-one (21) feet distant southeasterly, measured at right angles, from the center line of the tangent portion of Spur Track No. 350 of said Railroad Company as now constructed and operated, a distance of two hundred forty-two and six tenths (242.6) feet;

thence northeasterly along a straight line which forms an angle of Seven degrees Sixteen minutes ( $7^{\circ}16'$ ) from northeast to east with the last described line produced, a distance of eighty and fifty-three hundredths (80.53) feet;

thence southeasterly along a straight line which forms an angle of Eighty-two degrees Eight minutes and Thirty seconds ( $82^{\circ}08'30''$ ) from northeast to southeast with the last described line produced, a distance of two hundred ten and eighteen hundredths (210.18) feet, more or less, to a point eight and five tenths (8.5) feet distant northwesterly, measured at right angles, from the center line of Spur Track No. 85 of said Railroad Company as now constructed and operated;

thence southwesterly along a straight line parallel with and eight and five tenths (8.5) feet distant northwesterly, measured at right angles, from said center line of Track No. 85, which is a straight line forming an angle of Eighty-seven degrees Forty-three minutes and Thirty seconds ( $87^{\circ}43'30''$ ) from northwest to southwest with the last described line a distance of fourteen and seventy-eight hundredths (14.78) feet;

thence southwesterly along a curve to the left, having a radius of 759.43 feet, tangent at its point of beginning to the last described line and which is concentric with and eight and five tenths (8.5) feet distant northwesterly, measured radially, from the center line of said Track No. 85, a distance of one hundred thirty-four and sixty-six hundredths (134.66) feet;

thence southwesterly along a straight line tangent to the end of the last described curve and which is parallel with and eight and five tenths (8.5) feet distant northwesterly, measured at right angles, from said center line of Track No. 85, a distance of one hundred fifty-nine and thirty-eight hundredths (159.38) feet;

thence southwesterly along a curve to the right, having a radius of 900.4 feet, tangent at its point of beginning to the last described line and which is parallel with and eight and five tenths (8.5) feet distant northwesterly, measured radially, from said center line of Track No. 85 and from the center line of said Spur Track No. 82 of said Railroad Company as now constructed and operated, a distance of one hundred twenty-four and sixty-one hundredths (124.61) feet;

thence southwesterly along a straight line tangent to the end of the last described curve and which is parallel with and eight and five tenths (8.5) feet distant northwesterly, measured at right angles, from said center line of Track No. 82 a distance of three hundred sixty-six and fifty-four hundredths (366.54) feet, more or less, to the point of beginning.

Containing an area of three and thirty-nine hundredths (3.39) acres, more or less.

Together with right of ingress and egress from and to Beck Street over the westerly boundary line of the property hereinabove described extending northwesterly twelve (12) feet from the aforesaid true point of beginning; provided, however, that Grantor does not warrant the title to said twelve-foot right of way.

EXCEPTING from this grant all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality 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, 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 heirs, Executors, and assigns.

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Subject to rights of way for telephone, power and pipelines and railroad sidings and other easements now of record in the office of the County Recorder of Salt Lake County.

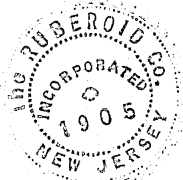
That the Grantees, their heirs, executors, administrators, successors, and assigns will not engage in the business of manufacturing asphalt roofing material on the premises above described for a period of ten years from the date hereof, and that the said Grantees, their heirs, executors, administrators, successors, and assigns shall not sell or lease said property for such purpose within such period of time and this deed is granted and received upon the provision that this covenant shall run with the land.

Subject to general property taxes after January 1, 1957.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its <sup>Vice</sup> President and <sup>Assistant</sup> Secretary, thereunto duly authorized on the 13 day of March, 1957.

THE RUBEROID CO.

By E. J. O'Leary  
Vice President



Attest:  
Adair L. Gera  
Secretary

STATE OF New York  
COUNTY OF New York SS

On the 13th day of March, A.D., 1957, personally appeared before me E. J. O'Leary and Adair L. Gera who being by me duly sworn did say, each for himself, that he, the said E. J. O'Leary is the Vice President and the said Adair L. Gera is the Assistant Secretary of The Ruberoid Co., 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 E. J. O'Leary and Adair L. Gera each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



George S. Hamilton  
Notary Public  
58 W. Leonard St.  
Brooklyn, N.Y.

My commission expires March 30, 1957 Residing at Brooklyn, N.Y.

GEORGE S. HAMILTON  
Notary Public, State of New York  
No. 24-125000  
Qual. in Kings Co. Cort. Filed  
with Clerk of New York Co.  
Term Expires March 30, 1957

State of New York,  
County of New York, } ss.:

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No. 94177

Form 1

I, ARCHIBALD R. WATSON, County Clerk and Clerk of the Supreme Court, New York County, a Court of Record having by law a seal, DO HEREBY CERTIFY that

*George S. Hamilton*

whose name is subscribed to the annexed affidavit, deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC in and for the State of New York, duly commissioned, and sworn and qualified to act as such throughout the State of New York; that pursuant to law a commission, or a certificate of his official character, and his autograph signature, have been filed in my office; that as such Notary Public he was duly authorized by the laws of the State of New York to administer oaths and affirmations, to receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to protest notes and to take and certify affidavits and depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal  
this 13 day of MAR 1957

FEE PAID 50¢

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*Archibald Watson*

County Clerk and Clerk of the Supreme Court, New York County