

Recorded at Request of GFN-31424 Location No. 23744 Escrow No. 160636
THE SOUTHLAND CORPORATION, 1816 Tribute Road, Sacramento, CA 95815

at M. Fee Paid \$
by Dep. Book Page Ref.
Mail tax notice to Address

160636

3634192

WARRANTY DEED

[CORPORATE FORM]

DEC 21 10 55 AM '81
SALT LAKE COUNTY
UTAH
KATE...
RECORDS

ORTON ESTATES, 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 JORDAN VALLEY ASSOCIATES

of Salt Lake City, Salt Lake County, State of Utah grantee
Ten and no/100-----DOLLARS,

and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah: Beginning at a point which is South 0°03'25" East 193.00 feet and North 89°53'45" East 53.00 feet from the Northwest Corner of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 0°03'25" West 79.53 feet; thence North 44°55'10" East 57.252 feet; thence North 89°53'45" East 119.53 feet; thence South 0°03'25" East 120.00 feet; thence South 89°53'45" West 160.00 feet to the point of beginning. The subject property and any improvements constructed thereon shall not be used for or sold, assigned, leased or otherwise transferred to anyone involved with pornographic or similar materials (except as now accepted under the licensing of the City of West Jordan), which are not compatible with the business and clientele of the adjacent shopping center, including without limitation adult book stores and movie theaters. The subject premises shall further not be used for residential purposes or for any unlawful purposes. Buyer agrees to deed restrict the subject property against the uses described in this paragraph. Subject to current general taxes, easements, restrictions or rights of way of record or enforceable in law or equity.

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 23rd day of December, A. D. 1981

Attest:

Secretary.
[CORPORATE SEAL]

By Wilber L. McDougal
Wilber L. McDougal President.
ORTON ESTATES Company

STATE OF UTAH,

County of Salt Lake

ss.

On the 23rd day of December, A. D. 1981
personally appeared before me WILBERN L. McDOUGAL who being by me duly sworn did say, each for himself that he, the said WILBERN L. McDOUGAL is the president, and he, the said WILBERN L. McDOUGAL is the secretary of ORTON ESTATES 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 WILBERN L. McDOUGAL each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Notary Public.
My commission expires May 3, 1982

My residence is Salt Lake City, Utah

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