

7707303
08/28/2000 04:44 PM 22.00
Book - 8383 Pg - 9024-9028
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
BRYAN ROBINSON & ASSOCIATES
BY: KCC, DEPUTY - WI 5 P.

893-82

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, successor in interest by merger to Union Pacific Railroad Company, a Utah corporation and The Denver and Rio Grande Western Railroad Company ("Grantor") in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto LINDA PECK, an individual, ("Grantee"), whose address is 9 Birchtree Lane, Sandy Utah 84092 and unto her heirs and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate (hereinafter the "Property") situated in Salt Lake City, Salt Lake County, State of Utah, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

Except as may be otherwise provided in a written assignment or other written agreement between Grantor and Grantee, Grantor reserves all income (including, without limitation, rentals, license fees and royalties from any license and other rights to use the Property) granted by Grantor or Grantor's predecessors in interest. Grantee agrees that if Grantee receives any such income, Grantee will promptly forward the income to Grantor.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantee, her heirs and assigns.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto her heirs and assigns.

7707303

BK8383PG9024

UNION PACIFIC RAILROAD COMPANY
Salt Lake City, Salt Lake County, Utah

EXHIBIT "A"

Parcel No. 1

A strip of land 150 feet in width being 75 wide on each side of the center line of the main track of the New London Spur of the Union Pacific Railroad Company, as originally constructed and operated, situate in Lots 3,4 and 5, Block 9, 5 Acre Plat "A", Big Field Survey, Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at the intersection of the easterly line Lot 5, Block 9, Big Field Survey, 5 Acre Plat "A" and the Northerly right of way line of the Union Pacific Railroad Company, said point being North 00°01'05" West along the easterly line of said Lot 5, a distance of 130.27 feet, from the southeast corner of Lot 5;

Thence along said easterly line, South 00°01'05" East, a distance of 202.56 feet, to the southerly line of said Railroad Company right of way;

Thence along said right of way line, South 47°49'00" West, a distance of 503.09 feet, to the westerly right of way line of Interstate 15 as established by that certain Quit Claim Deed identified as Parcel No. 15-7:115, Project No. SP-15-7(116)304 and by that certain Right of Way Deed identified as Description No. 01-7:934:AR, Project No. 1-15-7(6)301;

Thence along said right of way line, North 02°33'02" East, a distance of 211.36 feet, to the southwest corner of that property identified as tax parcel No.15-13-176-005;

Thence along the southerly line of said property, North 47°49'00" East, a distance of 490.32 feet, to the **POINT OF BEGINNING**.

Containing an area of 74,577 square feet, more or less. *15-13-501-018*

Parcel No. 2

A parcel of land situate in Lots 12 to 17, inclusive, and Lots 20 to 28, inclusive, in Stewart's Addition, being a subdivision of Lot 18, Block 9, 5 Acre Plat "A", Big Field Survey, Salt Lake City, Salt Lake County, Utah, together with that portion of the vacated alleyway that lies within the railroad right of way and a portion of vacated 400 West Street that lies within said railroad right of way more particularly described as follows:

BEGINNING at a point on the northerly line of Stewart's addition, said point being 1.85 feet distant westerly, measured along said northerly line, from the northeast corner of Lot 24 of said Stewart's Addition;

Thence South 89°54'13" East, along said northerly line, a distance of 97.16 feet;

Thence South 47°48'21" West, a distance of 328.85 feet, to the northerly right of way line of Van Buren Avenue;

Thence along said right of way line, North 89°27'09" West, a distance of 22.62 feet, to the easterly right of way line of vacated 400 West Street;

Thence along said right of way line, South 00°00'59" East, a distance of 20.62 feet;

Thence South 47°49'00" West, a distance of 44.53 feet, to the easterly line of Lot 4, Block 9, 5 Acre Plat "A";

Thence along the easterly line of said Lot 4 and Lot 5, North 00°00'56" West, a distance of 87.82 feet, to the southerly line of the property identified as tax parcel 15-13-176-006;

Thence along said southerly line North 47°45'30" East, a distance of 272.99 feet to the **POINT OF BEGINNING**.

Containing an area of 21,852 square feet, more or less. *15-13-501-022 through*

038

Parcel No. 3

Part of Lots 36 to 44, inclusive, Burr Oak Addition, said addition being a subdivision of Lot 17, Block 9, 5 Acre Plat "A", Big Field Survey, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 40;

Thence South 47°49'00" West, a distance of 164.20 feet, to a point in the south line of said Lot 36 distant 3.41 feet east from the southwest corner of said Lot;

Thence South 89°54'13" East, a distance of 98.16 feet, to a point on the south line of said Lot 40;

Thence North 47°49'00" East, a distance of 164.19 feet, to a point in the north line of said Lot 44;

Thence North 89°53'54" West, a distance of 98.16 feet, to the **POINT OF BEGINNING**.

Containing an area of 10,843 square feet, more or less. 15-13-501-039

through 044

Parcel No. 4

All of Lots 1 to 7, inclusive, Block 1, Deskey's Second Addition, said addition being a subdivision of part of Block 9, 5 Acre Plat "A" Big Field Survey, together with half of the vacated alley abutting to the south and all of the alley abutting to the east, and all of Lots 9-11 and part of Lots 5 to 8, Burr Oak Addition, said addition being a subdivision of part of Block 9, 5 Acre Plat "A", Big Field Survey, together with half of the vacated alley abutting to the North and half of the vacated alley abutting to the East, all in Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 7, Block 1, Deskey's Second Addition;

Thence along the North line of said Block 1, South 89°54'52" East, a distance of 193.40 feet, to the east line of a vacated alley;

Thence along said east line, South 00°01'16" West, a distance of 134.59 feet;

Thence North 89°58'44" West, a distance of 7.48 feet, to the center line of a vacated alley;

Thence along said center line South 00°05'43" West, a distance of 23.30 feet;

Thence South 47°49'00" West, a distance of 129.68 feet, to a point on the South line of Lot 8 of said Burr Oak Addition;

Thence along the south line of Lots 8 to 11 of said Burr Oak Addition, North 89°53'17" West, a distance of 92.16 feet, to the Southwest corner of said Lot 11;

Thence along the west line of said Lot 11, North 00°06'43" East, a distance of 115.74 feet, to the center line of a vacated alley;

Thence along said center line, South 89°54'11" East, a distance of 2.00 feet, to the extension of the west line of Lot 7 of said Deskey's Second Addition;

Thence along said west line and the extension thereof, North 00°05'08" East, a distance of 129.24 feet, to the **POINT OF BEGINNING**.

Containing an area of 42,634 square feet, more or less.

15-13-501-048 *through*

063

Parcel No. 5

A parcel of land situate in Lots 14 to 21, inclusive, Block 1, Lots 1 to 6, inclusive, and Lots 41 to 43, inclusive, Block 2, all in Annex to Deskey's Second Addition, said annex being a subdivision of Block 10, 5 Acre Plat "A", Big Field Survey, Salt Lake City Survey, together with that portion of the vacated alleyway that falls within the right of way of the Union Pacific Railroad Company, all in Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

BK8383PG9027

BEGINNING at the northeast corner of Lot 1, Annex to Desky's 2nd Addition, said annex being a subdivision of Block 10, 5 Acre Plat "A", Big Field Survey;

Thence South 00°03'25" West, a distance of 85.82 feet, to the southerly right of way line of the Union Pacific Railroad Company;

Thence South 47°49'00" West, along said right of way line, a distance of 156.96 feet, to a point on the northerly line of said Lot 41;

Thence along said northerly line, North 89°49'49" West, a distance of 7.20 feet;

Thence South 48°20'01" West, a distance of 37.49 feet, to a point on the northerly line of said Lot 40, said point being 5.7 feet East of the northwest corner of said lot;

Thence North 89°53'46" West, a distance of 13.69 feet, to the centerline of a vacated alleyway;

Thence along said centerline South 00°03'25" West, a distance of 19.45 feet;

Thence South 47°49'00" West, a distance of 175.43, to a point on the northerly line of Lot 22;

Thence along said northerly line N89°49'49" West a distance of 19.30 feet, to the easterly right of way line of 300 West Street as set forth in Quit Claim Deed recorded in the Salt Lake County Recorder's office in Book No. 3042, Page 635;

Thence North 00°01'16" East, along said easterly line, a distance of 75.03 feet, to the southwest corner of property identified as tax parcel No. 15-13-208-002;

Thence South 89°49'49" East, along the southerly line of said property, a distance of 3.83 feet;

Thence North 47°49'00" East, along the southeasterly line of said property, a distance of 216.57 feet, to a point on the centerline of a vacated alleyway;

Thence along said centerline, South 89°49'49" East, a distance of 2.93 feet;

Thence North 49°01'12" East, a distance of 29.39 feet, to a point on the westerly line of Lot 5;

Thence North 00°03'25" East, along said westerly line a distance of 3.50 feet;

Thence North 47°49'00" East, a distance of 163.96 feet, to a point on the northerly line of Lot 1;

Thence South 89°49'49" East, along said northerly line, a distance of 3.66 feet, to the **POINT OF BEGINNING**.

Containing an area of 27,381 square feet, more or less. 15-13-501-065

through 08y

Office of Real Estate
Omaha, Nebraska
August 22, 2000

Written by: LEF
893-82.lgl