

WHEN RECORDED MAIL TO: First Security Bank of Utah  
79 South Main Street, Salt Lake City, Utah  
Attn. Roscoe Grover

Recorded at Request of 1st Security Bank JAN 10 1975  
at 224, M. Fee Paid \$ 340 Katie L. Dixon, Salt Lake County Recorder  
by [Signature] Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_  
Mail tax notice to \_\_\_\_\_ Address \_\_\_\_\_

2677124 SPECIAL WARRANTY DEED T-19569  
[CORPORATE FORM]

W. B. RICHARDS JR. INVESTMENT COMPANY, a corporation  
organized and existing under the laws of the State of Utah, with its principal office at  
Salt Lake City, Utah, of County of Salt Lake, State of Utah,  
grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

FIRST SECURITY BANK OF UTAH, a National Association

of Salt Lake City, Salt Lake County, State of Utah grantee  
for the sum of Ten DOLLARS  
the following described tract of land in Salt Lake County,  
State of Utah:

SEE SCHEDULE "A" ATTACHED HERETO

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 27th day of December, A. D. 1974

Attest:  
[Signature]  
Secretary.

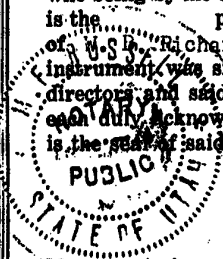
W.B. Richards Jr. Inv. Co.  
By [Signature]  
President.

[CORPORATE SEAL]

STATE OF UTAH,

County of Salt Lake

On the 27th day of December, A. D. 1974  
personally appeared before me Stephen C. Richards and John D. Richards  
who being by me duly sworn did say, each for himself, that he, the said Stephen C. Richards  
is the president, and he, the said John D. Richards is the secretary  
of W.B. Richards Jr. Investment 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 Stephen C. Richards and John D. Richards  
each duly acknowledged to me that said corporation executed the same and that the seal affixed  
is the seal of said corporation.



[Signature]  
Notary Public.

My commission expires May 25, 1977 My residence is Salt Lake City, Utah

UT-19569

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SCHEDULE "A"

BEGINNING on the West line of 1100 East Street at a point North 0°04'09" East 131.10 feet from the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey, and running thence North 89°55'47" West 192.71 feet; thence North 2°50'24" East 156.19 feet to the North line of said Lot 1; thence South 89°55'47" East 46.54 feet; thence South 2°34'09" West 114.11 feet; thence South 89°55'47" East 143.58 feet to the said West line of 1100 East Street; thence South 0°04'09" West 42.00 feet to the point of BEGINNING.

TOGETHER with a right of way described as follows:

BEGINNING on the North line of 2100 South Street at a point North 89°55'47" West 186.14 feet from the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey, and running thence North 89°55'47" West 9.0 feet; thence North 0°01'46" East 79.58 feet; thence North 2°50'24" East 51.58 feet; thence South 89°55'47" East 12.29 feet; thence South 2°34'09" West 131.22 feet to the point of BEGINNING.

SUBJECT to a right of way described as follows:

BEGINNING at a point North 0°04'09" East 131.10 feet and North 89°55'47" West 192.71 feet from the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey, and running thence North 2°50'24" East 156.19 feet to the North line of said Lot 1; thence South 89°55'47" East 18.0 feet; thence South 2°50'24" West 156.19 feet; thence North 89°55'47" West 18.0 feet to the point of BEGINNING.

RESERVING to the Grantor, its successors and assigns a perpetual right of way over the West 17.88 feet of said property running to the North line thereof. Said right of way to be used jointly by the Grantor and Grantee, their successors and assigns.