

JUL 31 1975

Recorded at Request of C. Dean Larsen, 200 North Main, Salt Lake City, UT  
at 154 M. Fee Paid \$ 4.90 Katie L. Dixon, Salt Lake County Recorder

by BBrown Dep. Book Page Ref.: C51-217-33-38

Mail tax notice to C. Dean Larsen Address 200 North Main Street #200  
Salt Lake City, Utah 84103

~~2729894~~ **WARRANTY DEED**  
[CORPORATE FORM]  
**2743689**

RANADA, INC., 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

J. GARY SHEETS, ROBERT W. RAYBOULD, WALLACE A. WRIGHT, JR. and C. DEAN LARSEN, each with an undivided 1/4 interest ----- grantees of Salt Lake City, Utah ----- for the sum of \*\*TEN AND NO/100----- DOLLARS, and other good and valuable consideration, the following described tract of land in Salt Lake ----- County, State of Utah:

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

Recorded SEP 18 1975 at 249 m.  
Request of C Dean Larsen  
KATIE L. DIXON, Recorder  
Salt Lake County, Utah  
\$ 4.90 By BBrown Deputy  
R.F. -----

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 18 day of July, A. D. 1975

Attest: [Signature]  
Secretary.

[CORPORATE SEAL]

RANADA, INC. a Utah Corporation  
By [Signature]  
President.

STATE OF UTAH,  
County of Salt Lake

} ss.

On the 18 day of July, A. D. 1975, personally appeared before me Robert Raybould and Robert Raybould who being by me duly sworn did say, each for himself, that he, the said Robert Raybould is the president, and he, the said Robert Raybould is the secretary of RANADA, INC. ~~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 Robert Raybould and Robert Raybould 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 2/4/77

[Signature]  
Notary Public.  
My residence is Salt Lake City, Utah

BOOK 3973 PAGE 354

SCHEDULE "A"

CS1  
✓ Beginning at the intersection of Exchange Place and Cactus Street, which point is 297 feet East and 179 feet North from the Southwest corner of Block 52, Plat "A", Salt Lake City Survey, and running thence Westerly along South line of Exchange Place 75 feet; thence South 109 feet; thence East 75 feet to the West line of Cactus Street; thence Northerly along the West line of Cactus Street 109 feet to the point of beginning, being in and a part of Lot 3, Block and Plat aforesaid.

Subject to all easements of record.

Subject to taxes for 1975.

Subject to a Deed of Trust in favor of Farmers State Bank, a Utah Banking Corporation; and a Deed of Trust in favor of C. Dean Larsen, Trustee

Beginning at a point 122 feet north from the southwest corner of Lot 3, Block 52, Plat "A", Salt Lake City Survey, and running thence east 57 feet; thence north 57 feet to Exchange Place; thence along Exchange Place west 57 feet; thence south 57 feet to the place of beginning.

Beginning at a point 53 feet north from the southwest corner of Lot 3, Block 52, Plat "A", Salt Lake City Survey, and running thence east 82 feet; thence north 17 feet; thence west 25 feet; thence north 52 feet; thence west 57 feet; thence south 69 feet to the place of beginning; together with the steam heating plant and any and all other improvements situated thereon, and all franchises or permits, easements and other property appurtenant to said heating plant, or heretofore used and necessary for the use thereof.

Lot 4  
Together with the privileges of an open alley and driveway over the east 13 feet of the south 179 feet of Lot 4, Block, Plat and survey aforesaid, except the east 30 inches thereof, reserving the right to build over said alley at such height above the roadway as not to interfere with ordinary traffic therein, resting the east wall of such building or buildings on said 30 inches.

Together with all and singular the tenements, easements, hereditaments and appurtenances belonging to the above described property or in any wise appertaining, together with all water rights thereunto belonging.

Subject, however, to an outstanding mortgage in favor of Morgan Guaranty Trust Company of New York (formerly Guaranty Trust Company of New York), and H.H. Gould (Successor Co-Trustee) as Trustees under Utah Power & Light Company's Mortgage and Deed of Trust, dated as of December 1, 1943, together with all Supplemental Indentures now or hereafter executed.

Subject to a mortgage in favor of Utah Power and Light Company, mortgagee.