

3567996

WARRANTY DEED

950
REF
SECURITY TITLE CO.
MAY 28 11 42 AM '81

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KATIE L. DEAN
RECORDER
SALT LAKE COUNTY,
UTAH

SALT LAKE INTERNATIONAL CENTER, a corporation organized existing under the laws of the State of Utah, with its principal office in Salt Lake City, Salt Lake County, State of Utah, GRANTOR, hereby CONVEYS AND WARRANTS to FIRST SECURITY BANK OF UTAH, N.A., a National Association, with offices in Salt Lake City, Salt Lake County, State of Utah, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land located in Salt Lake City, Salt Lake County, State of Utah, to wit:

CM

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO:

SECURITY TITLE CO.
No. 208101

- (a) Real Estate Taxes for the year 1981 and thereafter.
- (b) Restrictions, easements, rights-of-way, and covenants of record.
- (c) Such state of facts as an accurate survey and inspection of the property would disclose.
- (d) All applicable statutes, ordinances, rules and regulations of federal, state, county, municipal and other governmental entities relating to the said tract of land or the use thereof.
- (e) The Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of the Salt Lake International Center the Amendment to Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center and the Supplemental Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, Unit 6, recorded on the 30th day of April, 1975, in the offices of the Salt Lake County, Utah, Recorder as Entry No. 2703864, recorded the 21st day of July, 1976, in

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the office of the Salt Lake County, Utah, Recorder as Entry No. 2836791, and recorded the 1st day of December, 1978 in the offices of the Salt Lake County, Utah, Recorder as Entry No. 3205334, respectively.

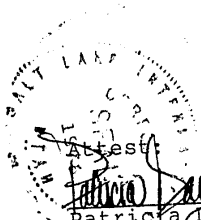
- (f) The Declaration of Easements, Conditions and Restrictions for Admiral Byrd Plaza filed and recorded on May 26 1981 in the offices of the Salt Lake County, Utah, Recorder as Entry No. 3567995.
- (g) A reservation in SLIC of an undivided one-half (1/2) interest in and to the oil, gas and other minerals in and under said tract of land; provided, however, that any exploration or development of oil, gas or other minerals on or under said tract of land shall require the written consent and approval of GRANTEE as a precondition to any such exploration or development of oil, gas or other minerals on or under said tract of land.
- (h) A reservation of an undivided one-half (1/2) interest in and to the oil and gas and other minerals in and under said tract of land; said reservation being in T. E. Jeremy, also known as Thomas E. Jeremy and Rebecca D. Jeremy, his wife, and Grace J. Cassady; provided, however, GRANTOR hereby transfers and assigns to GRANTEE the right GRANTOR has to consent to any exploration or development of oil, gas, or other minerals on or under said tract of land which consent of GRANTEE is to be a precondition to any such exploration or development of oil, gas or other minerals on or under said tract of land.

The officers who sign this Warranty Deed hereby certify that this Warranty Deed and the transfer represented hereby was duly authorized under a resolution duly adopted by the Board of Directors of the GRANTOR at a lawful meeting held and attended by a quorum.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be hereunto affixed by its duly authorized officers this 22nd day of May, 1981.

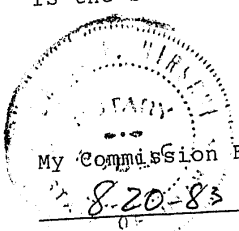
SALT LAKE INTERNATIONAL CENTER,
a Utah corporation

By Emanuel A. Floor
Emanuel A. Floor, President


Attest:
Patricia Davis
Patricia Davis,
Assistant Secretary

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 22nd day of May, 1981, personally appeared before me Emanuel A. Floor and Patricia Davis, who being by me duly sworn did say, each for themselves, that he, the said Emanuel A. Floor, is President and that she, the said Patricia Davis, is Assistant Secretary of Salt Lake International Center, a Utah corporation, and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution duly adopted by its Board of Directors, and the said Emanuel A. Floor and Patricia Davis each duly acknowledge to me that said corporation executed the same and that seal affixed is the seal of said corporation.


My Commission Expires:
8-20-83

David D. Smith
NOTARY PUBLIC
Residing at: Corteville, Utah

EXHIBIT "A"

Real property situated in the County of Salt Lake, State of Utah, and described as follows:

A parcel of land located in Lot 2, Plat 6, Salt Lake International Center, an industrial subdivision located in Section 36, T1N, R2W, SLB & M, being more particularly described as follows:

Beginning at a point which lies 29.37 feet south and 56.00 feet east of the west 1/4 corner of said Section 36; said point being on the east right-of-way line of Eddie Rickenbacker Drive; thence N0°02'54"E, 172.12 feet; thence N89°58'E, 250.00 feet; thence S0°02'E, 202.16 feet; thence S89°58'W, 220.25 feet to the point of tangency on a 30.00 foot radius curve (central angle = 90°04'54"); thence northerly 47.17 feet along the arc of said curve to the right to the point of beginning, containing 1.157 acres.

SUBJECT TO the following described easement:

Beginning at a point which lies 152.75 feet north and 56.15 feet east of the west 1/4 corner of Section 36, T1N, R2W, SLB & M; thence N89°58'E, 250.00 feet; thence S0°02'E, 12.50 feet; thence S89°58'W, 250.01 feet; thence N0°02'54"E, 12.50 feet to the point of beginning, containing 0.072 acres.

TOGETHER WITH the following described easements:

Beginning at a point on the north right-of-way line of Amelia Earhart Drive, said point being 49.25 feet south and 328.41 feet east of the west 1/4 corner of Section 36, T1N, R2W, SLB & M; thence N89°58'E, 25.00 feet; thence N0°02'W, 214.66 feet; thence S89°58'W, 47.14 feet; thence S0°02'E, 25.00 feet; thence N89°58'E, 22.14 feet; thence S0°02'E, 101.00 feet; thence S89°58'W, 22.14 feet; thence S0°02'E, 25.00 feet to the point of curvature on a 22.14 foot radius curve (central angle = 90°00') radial to which bears N0°02'W; thence southerly 34.78 feet along the arc of said curve to the right; thence S0°02'E, 41.52 feet to the point of beginning, containing 0.146 acres.

This Exhibit "A" is attached to that certain Warranty Deed dated May 22, 1981, 1981, executed by Salt Lake International Center, a Utah corporation, in favor of First Security Bank of Utah, N.A., a National Association.

EXHIBIT "A" continued:

And

Beginning at a point which lies 152.75 feet north and 56.15 feet east of the west 1/4 corner of Section 36, T1N, R2W, SLB & M; thence N0°02'54"E, 12.50 feet; thence N89°58'E, 249.99 feet; thence S0°02'E, 12.50 feet; thence S89°58'W, 250.00 feet to the point of beginning, containing 0.072 acres.

This Exhibit "A" is attached to that certain Warranty Deed dated _____, 1981, executed by Salt Lake International Center, a Utah corporation, in favor of First Security Bank of Utah, N.A., a National Association.