

3875594

WHEN RECORDED MAIL TO
AND SEND TAX NOTICES TO:

MHP Properties
1981 East Murray-Holladay Road
Salt Lake City, Utah 84117

Attn: John N. Owens

[Handwritten signature]

UTAH TITLE & ABST.
REF. DEP.
[Signature]
Wayne Harper

DEC 1 11 30 AM '83
KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

WARRANTY DEED

This Warranty Deed is made this 1ST day of December, 1983
by JERICO CONSTRUCTION COMPANY, a Utah corporation, hereinafter
"Grantor", to MHP PROPERTIES, a Utah partnership, hereinafter
"Grantee".

NOW, THEREFORE, for the sum of Ten Dollars (\$10.00) and other
good and valuable consideration, the receipt and sufficiency of which
are hereby acknowledged, Grantor hereby conveys and warrants to
Grantee the following described parcels of land located in Salt Lake
County, State of Utah:

Parcel No. 1

BEGINNING on the North-South centerline of Section 13
at a point 20.55 chains North of the center of Section
13, Township 2 South, Range 1 West, Salt Lake Base and
Meridian, said point also being described as 2630.978
feet East and 1352.969 feet North of the West quarter
corner of said Section 13, and running thence West 158
feet, more or less, to the East right of way line of a
freeway; thence South 4 25' West 180 feet, more or
less, along said freeway to the North line of the
Murray City School District property as granted in
Warranty Deed recorded November 20, 1967 as Entry No.
2223806; thence East 167.453 feet along said Murray
City School District to the North-South Centerline of
said Section 13; thence North 179.924 feet, more or
less, along said centerline to the point of beginning.

7-91600-A

Parcel No. 2

BEGINNING on the North-South centerline of Section 13 at a point 23.50 chains North of the center of Section 13, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 159.38 feet, more or less, to the West right of way line of the Denver and Rio Grande Railroad Right of Way; thence South 10° West 638 feet along said right of way; thence West 52 feet, more or less, to the said North-South centerline; thence North 9.5 chains, more or less, along said centerline to the point of beginning.

together with all improvements, buildings and additions located thereon; subject to (i) charges and assessments of Murray City; (ii) that certain easement granted by Ardella H. Butler to Utah Power & Light Company by instrument dated October 10, 1958 and recorded January 2, 1959 as Entry No. 1629636 in Book 1574, Page 286 (affecting Parcel 2); (iii) that certain easement granted by Bernard and Dileal Peterson, to the State Road Commission of Utah by instrument dated November 1, 1961 and recorded March 14, 1962 as Entry No. 1833271 in Book 1899, Page 625 (affecting Parcel 1); (iv) that certain easement granted by Jerald R. Clyde to Mountain States Telephone and Telegraph Company by instrument dated May 24, 1973 and recorded July 10, 1972 as Entry No. 2468703 in Book 3103, Page 354 (affecting both parcels); (v) that certain easement granted by Jerico Construction Company to Murray City Corporation by instrument dated June 20, 1980 and recorded June 26, 1980 as Entry No. 3447705 in Book 5116, Page 858 (affecting Parcel 2); (vi) right of acres relinquished to the State of Utah by instrument recorded March 14, 1962 as Entry No. 1833271 in Book 1899, Page 625 (affecting Parcel 1); (vii) right of way for road purposes over and across the North 1.5 rods of parcel 2, and (viii) a one rod

right of way running East and West approximately through the center of parcel 1.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed the day and year first above written.

JERICO CONSTRUCTION COMPANY,
a Utah corporation

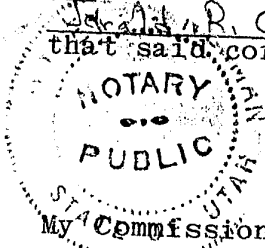
By: Jerald R. Clyde
Its: Secretary

Attest:

By: Colleen H. Clyde
Its: Secretary

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

On the 15th day of December, 1983, personally appeared before me Jerald R. Clyde and Colleen H. Clyde, who being by me duly sworn did say that they are respectively the President and Secretary of Jerico Construction Company, and that the foregoing instrument was executed on behalf of said corporation by authority of its bylaws or by authority of a resolution of its Board of Directors, and the said Jerald R. Clyde and Colleen H. Clyde acknowledged to me that said corporation executed the same.



Rodney A. Jensen
Notary Public
Residing at Salt Lake City, Utah

My Commission Expires:

Aug 15, 1985