

4371794

LIMITED WARRANTY DEED

TAXES TO:

733 BISHOP ST #270 HONOLULU, HAWAII ATT: ROBERT HOLMAN

STATE OF Utah, COUNTY OF Salt Lake.

THIS INDENTURE, Made the 18th day of December, in the year one thousand nine hundred and eighty six, between IU Terminal Properties, Inc. of the County of Duval, and State of Florida, duly organized and existing under the laws of the State of Delaware, as party or parties of the first part, hereinafter called Grantor, and National Warehouse Investment Company, a California limited partnership, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of \$20,000.00 and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor; and that said land is free of all encumbrances, except for the following matters: taxes and assessments for the current year, all rights of way, easements and servitudes for roads, streets, drainage

This instrument prepared by:
Susan E. Reid, Esquire
Lawyers Title Insurance Corp.
3355 Lenox Rd., Suite 670
Atlanta, Georgia 30326

REBECCA GRAY
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REBECCA GRAY

Dec 23 12 19 PM '86

KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

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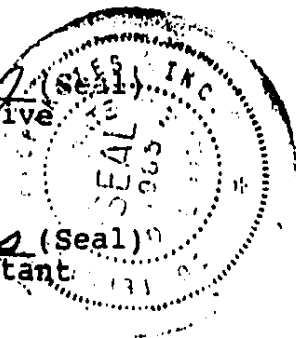
facilities, pipelines, electrical transmission lines, telephone lines and other similar servitudes on, under or above the property of record or which may physically exist, and all other matters of record.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed and caused its officers to sign to these present this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Sandra Y. Brown
Unofficial Witness

BY: John Mangu, Jr. (Seal)
John Mangu, Jr., Executive
Vice President



John P. R. C.
Unofficial Witness

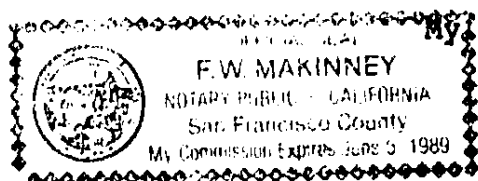
ATTEST: Howard P. Kamins (Seal)
Howard P. Kamins, Assistant
Secretary

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

I HEREBY CERTIFY that on this day, before me, and office duly authorized in the State aforesaid and in the County aforesaid to the acknowledgements, personally appeared John Mangu, Jr. and Howard P. Kamins to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same, with the authority and in their capacity as Executive Vice President and Assistant Secretary, caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as the free and voluntary act and deed of said corporation and as their free and voluntary act and deed, for the uses and purposes therein set forth, and that the full and actual consideration paid for the transfer of title to realty evidenced by the within deed is

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of December, A.D. 1986.

F. W. Makinney
Notary Public



My commission expires: June 5, 1989

800-5856 PMS 595

EXHIBIT A

Address: 55 S. Redwood Road
Salt Lake City, UT 84104

State of Utah
County of Salt Lake

PIE No. 112

Beginning at a point which is $S0^{\circ}03'34''E$ 66.50 feet and $N89^{\circ}56'26''E$ 36.85 feet from the North $\frac{1}{2}$ corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence along the East line of Redwood Road $S0^{\circ}54'51''E$ 167.96 feet and $S1^{\circ}41'39''E$ 300.04 feet and $S6^{\circ}48'55''E$ 52.50 feet; thence $N89^{\circ}56'26''E$ 1001.68 feet; thence $N0^{\circ}03'34''E$ 520.00 feet to the South line of the Salt Lake Garfield and Western Railroad property; thence $S89^{\circ}56'26''W$ 1020.00 feet along said South line of Railroad property to the point of beginning.

• PRIOR COPY •
CO. RECORDED

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