WHEN RECORDED, MAIL TO:

Thomas G. Bennett Edwards, McCoy & Kennedy 57 West 200 South, Suite 400 Salt Lake City, Utah 84101



4921415
25 MAY 90 01:40 FM
KATIE L. DIXON
RECORDER: SALT LAKE COUNTY: UTAN
ASSOCIATED TITLE
REC BY: SHARON WEST , DEPUTY

WARRANTY DEED

W. DANIEL ENGLISH hereby grants, conveys and warrants to HEARTLAND WEST VALLEY COMMERCIAL LIMITED PARTNERS, a Minnesota limited partnership, of 46 West Broadway, Suite 111, Salt Lake City, Utah 84101, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land, and all improvements thereto, situated in Salt Lake County, State of Utah (the "Property"):

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

SUBJECT TO the easements, restrictions and encumbrances set forth on Exhibit "B", which is attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, this Warranty Deed is executed this day of May, 1990.

W. DANIEL ENGLISH

STATE	OF 1	HATU)
COUNTY	OF	SALT	LAKE	:ss.

The foregoing instrument was acknowledged before me this 34 to day of 300, by W. Daniel English.

My Commission Empire

MARY LOU WEBSTER

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EXHIBIT "A"

Description of Property

The Property is situated in Salt Lake County, Utah, and more particularly described as follows:

A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the East line of Market Street, being 592.000 feet South 89°53'20" West and 273.952 feet South 00°00'20" West from the Northeast Corner of said Quarter Section; and running thence North 89°53'20" East 119.968 feet; thence South 00°00'44" West 58.170 feet; thence South 89°53'20" West 119.961 feet to said East line; thence North 00°00'20" East 58.170 feet along said East line to the point of beginning.

EXHIBIT "B"

Permitted Exceptions

- 1. Taxes for the year 1990 now a lien, not yet due.
- 2. Said property is included within the boundaries of Granger-Hunter Improvement District, for the purpose of supplying Water and sewage facilities to said District.
- 3. Said property is included within the incorporated city limits of West Valley City, a municipal corporation of the State of Utah, and is subject to any special assessments for improvements or services as may be therein provided.
- 4. Said preparty lies within the bounds of the Market Street Neighborhood Development Plan, dated September 1, 1987, as disclosed by Notice of Adoption, recorded December 28, 1987 as Entry No. 4567373, in Book 5991, at Page 1517 of Official Records.
- 5. The right, privilege and authority to construct, recenstruct, operate, maintain and repair its lines of telephone and telegraph, including underground conduits, poles, anchors, cables, wires and fixtures upon, under, over and across the South 12 feet of said property, as granted to The Mountain States Telephone and Telegraph Company, its successors and assigns, by Right of Way dated April 26, 1960 and recorded June 20, 1960 as Entry No. 1722214, in Book 1719, at Page 323 of Official Records.