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27 JUNE 90 10:36 AM

KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: SHARON WEST , DEPUTY

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D992334

SPECIAL WARRANTY DEED

UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Nebraska, Grantor, hereby conveys, and warrants against the lawful claims of all persons claiming by, from or under it but against none other, to SIDCO, INC., a corporation of the State of Utah, whose postal address is 2511 South West Temple, Salt Lake City, Utah 84115, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the real property situated in Sections 8 and 17, Township 1 South, Range 1 West of the Salt Lake Base and Meridian, Salt Lake City, Utah, more particularly described in Exhibit A attached hereto and hereby made a part hereof.

EXCEPTING from this grant and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by Grantee, its successors or assigns.

This deed is made SUBJECT to the following:

(a) All taxes and all assessments, or, if payable in installments, all installments of assessments, levied upon or assessed against the premises described in Exhibit A which became or may become due and payable in the year 1990 shall be provided as of the date of delivery of this deed by Grantor to Grantee, said date being the 21st day of June, 1990; and Grantee assumes and agrees to pay, or to reimburse Grantor for, if paid by it, all such taxes and assessments and installments of assessments applicable to the period subsequent to the date of delivery of this deed and assume all taxes and all assessments and all installments of assessments which may become due and payable after said year.

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(b) All liens, encumbrances, clouds upon, impairments of and defects in the title created or permitted to be created by Grantee on and after the date of delivery of this deed by Grantor to Grantee, and any and all restrictions and limitations imposed by public authority, and any easements, restrictions and/or outstanding rights of record, and exceptions, reservations and conditions contained in prior deeds or open and obvious on the ground.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its *Assistant Vice* President and attested by its Assistant Secretary, and its corporate seal to be hereunto affixed this 17th day of May, 1990.

In Presence of:

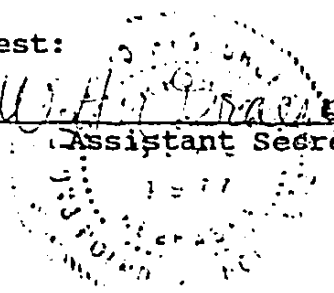
UNION PACIFIC LAND RESOURCES
CORPORATION

Barbara Holder

By D. H. Miller
Asst. Vice President

Attest:

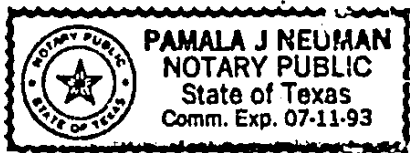
W. H. [Signature] (Seal)
Assistant Secretary



STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared D. W. Walker, Asst. Vice President of UNION PACIFIC LAND RESOURCES CORPORATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of May, 1990.



Pamala J. Neuman
Notary Public, State of Texas

My commission expires: 7-11-93

(SEAL)

EXHIBIT A

A PARCEL OF LAND SITUATE IN SECTION 8 AND IN THE NORTH HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 138.50 FEET AND WEST 1182.88 FEET FROM THE SOUTH-EAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTH LINE OF CALIFORNIA AVENUE, EXTENDED AND ON THE WEST LINE OF ZION'S SECURITIES CORPORATION PROPERTY; THENCE ALONG THE WESTERLY BOUNDARY OF ZION'S SECURITIES CORPORATION PROPERTY, SOUTH 89°56'52" WEST 37.16 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY OF ZION'S SECURITIES CORPORATION PROPERTY, NORTH 0°01'16" WEST 2752.14 FEET; THENCE NORTH 89°59'45" WEST 72.00 FEET TO A FENCE CORNER; THENCE ALONG SAID FENCE LINE NORTH 89°59'45" WEST 112.91 FEET; THENCE SOUTH 0°00'15" WEST 208.00 FEET; THENCE NORTH 89°59'45" WEST 166.00 FEET; THENCE NORTH 0°00'15" EAST 208.00 FEET TO A FENCE; THENCE ALONG FENCE LINES AS FOLLOWS: NORTH 89°59'45" WEST 551.00 FEET; NORTH 0°00'15" EAST 42.00 FEET TO A U.S.A. MARKER; NORTH 89°59'45" WEST 128.00 FEET; NORTH 0°00'15" EAST 690.00 FEET TO THE SOUTH LINE OF 900 SOUTH STREET; THENCE ALONG THE SOUTH LINE OF 900 SOUTH STREET NORTH 89°59'45" WEST 109.00 FEET; THENCE ALONG A FENCE LINE SOUTH 0°00'15" WEST 201.00 FEET; THENCE ALONG A FENCE LINE NORTH 89°59'45" WEST 109.00 FEET; THENCE ALONG A FENCE LINE NORTH 0°00'15" EAST 201.00 FEET TO THE SOUTH LINE OF 900 SOUTH STREET; THENCE ALONG THE SOUTH LINE OF 900 SOUTH AND EXTENSION NORTH 89°59'45" WEST 2866.46 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8, WHICH POINT IS NORTH 0°15'10" WEST 692.27 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 8, (THE AFORESAID QUARTER CORNER IS WITNESSED BY A MONUMENT 30.00 FEET WEST THEREOF); THENCE ALONG THE SECTION LINE SOUTH 0°15'10" EAST 2262.83 FEET TO A POINT BEING NORTH 0°15'10" WEST 1094.77 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 89°44'44" EAST 38.9 FEET TO A FENCE CORNER; THENCE ALONG FENCE LINES AS FOLLOWS: SOUTH 89°44'44" EAST 2197.34 FEET TO A FENCE CORNER; SOUTH 0°04'44" EAST 928.00 FEET TO A FENCE CORNER; SOUTH 19°25'32" WEST 118.34 FEET TO A FENCE CORNER; SOUTH 3°31'44" EAST 1002.37 FEET TO A FENCE CORNER; SOUTH 89°53'24" EAST 2180.93 FEET TO A U.S.A. MARKER; THENCE ALONG FENCE LINES AS FOLLOWS: NORTH 37°33'36" WEST 488.00 FEET; NORTH 0°06'01" WEST 445.75 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 1 EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND CONVEYED BY UNION PACIFIC LAND RESOURCES CORPORATION TO UTAH POWER & LIGHT COMPANY BY WARRANTY DEED DATED OCTOBER 6, 1975, AND IDENTIFIED IN THE RECORDS OF THE GRANTOR AS AUDIT NO. 20370, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 220.0 FEET IN WIDTH SITUATE IN THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, STATE OF UTAH, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE GRANTOR'S LAND, SAID POINT BEING NORTH 0°15'10" WEST 1143.70 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 0°15'10" WEST CONTINUING ALONG SAID SECTION LINE AND SAID WEST LINE OF THE GRANTOR'S LAND 220.01 FEET; THENCE SOUTH 89°41' EAST 4106.10 FEET TO THE EAST LINE OF SAID GRANTOR'S LAND; THENCE SOUTH 0°01'16" EAST ALONG SAID EAST LINE 220.0 FEET; THENCE NORTH 89°41' WEST 4105.21 FEET TO THE POINT OF BEGINNING.

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CO. RECORDS

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EXCEPTION NO. 2 EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND CONVEYED BY UNION PACIFIC LAND RESOURCES CORPORATION TO UTAH POWER & LIGHT COMPANY BY QUITCLAIM DEED DATED OCTOBER 6, 1975, AND IDENTIFIED IN THE RECORDS OF THE GRANTOR AS AUDIT NO. 20372, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND VARYING IN WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, STATE OF UTAH, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHWEST CORNER OF THE GRANTOR'S LAND, SAID POINT BEING NORTH 0°15'10" WEST 1094.77 FEET, ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 0°15'10" WEST CONTINUING ALONG SAID SECTION LINE AND THE WEST LINE OF THE GRANTOR'S LAND 48.93 FEET; THENCE SOUTH 89°41' EAST 2236.26 FEET; THENCE SOUTH 0°15'10" EAST 46.50 FEET TO A SOUTHWEST INSIDE FENCE CORNER OF THE GRANTOR'S LAND; THENCE NORTH 89°44'44" WEST ALONG A SOUTH FENCE LINE AND ITS WESTERLY EXTENSION THEREOF, 2236.24 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 3 EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND CONVEYED BY UNION PACIFIC LAND RESOURCES CORPORATION TO SALT LAKE COUNTY BY WARRANTY DEED DATED FEBRUARY 28, 1980, AND IDENTIFIED IN THE RECORDS OF THE GRANTOR AS AUDIT NO. 28371, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN FEE FOR A LIMITED ACCESS HIGHWAY KNOWN AS PROJECT NO. RS-0162(3), BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 8, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 0°15'10" EAST 433.41 FEET; THENCE NORTH 0°15'10" WEST ALONG SAID WEST LINE 258.59 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF 900 SOUTH STREET; THENCE SOUTH 89°59'45" EAST ALONG SAID WESTERLY EXTENSION 56.94 FEET; THENCE SOUTH 9°25'11" WEST 187.29 FEET; THENCE SOUTH 18°48'50" WEST 77.98 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH.

EXCEPTION NO. 4 ALSO, A PARCEL OF LAND IN FEE FOR A LIMITED ACCESS HIGHWAY, KNOWN AS PROJECT NO. RS-0162(3), BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE NORTHWEST QUARTER OF SAID SECTION 8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 8, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 0°15'10" EAST 433.41 FEET; THENCE NORTH 18°48'50" EAST 77.98 FEET; THENCE NORTH 9°25'11" EAST 187.29 FEET; THENCE SOUTH 89°59'45" EAST 1812 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH POINT A RADIAL LINE BEARS NORTH 77°20'44" WEST 3849.72 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 4°18'04" AN ARC DISTANCE OF 289.00 FEET; THENCE NORTH 0°15'10" WEST ALONG SAID WEST LINE 20.75 FEET TO THE POINT OF BEGINNING. NET AREA = 262.07 ACRES.

-FROM COPY-
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