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05 OCTOBER 93 11:40 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
REC BY: SHARON WEST , DEPUTY

UTAH SPECIAL WARRANTY DEED 50293 11:40 A

THIS SPECIAL WARRANTY DEED is made the 4th day of October, 1993, by RESOLUTION TRUST CORPORATION, as Receiver of MeraBank Federal Savings Bank, whose address is 3500 Maple Avenue, Suite 1500, Dallas, Texas 75219, as GRANTOR, to JDJ Properties, Inc., a Utah corporation, whose address is c/o Dell Loy Hansen, 165 East 1400 North, Suite G, Logan, Utah 84321, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is acknowledged, grants and conveys to Grantee all the real property located in the County of Salt Lake, State of Utah more particularly described as:

SEE ATTACHED EXHIBIT "1"

together with any improvements situated on such real property, and any and all easements, covenants and other rights appurtenant to, for the benefit of or used in connection with such real property; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

This conveyance is made on an "as is," "where is" and "with all faults" basis, and Grantee expressly acknowledges that, except as otherwise specified herein, Grantor has made no warranty or representation, express or implied, or arising by operation of law, including, but not limited to, any warranty of condition, title (except as may be specifically set forth and limited in this deed), habitability, merchantability or fitness for a particular purpose with respect to the property, any other item conveyed hereunder or any portion thereof, all such representations and warranties, as well as any implied warranties being hereby expressly disclaimed.

Grantee or anyone claiming, by through or under Grantee, hereby fully releases Grantor, its employees, officers, directors, representatives, attorneys and agents from any and all claims that it may now have or hereafter acquire against Resolution Trust Corporation (in all of its capacities), the government of the United States, the Federal Deposit Insurance Corporation (in all of its capacities), Grantor, and their respective employees, officers, directors, representatives, attorneys and agents for any cost, loss, liability, damage, expense, demand, action or causes of action arising from or related to any construction defects, errors, omissions, or other conditions affecting the property and other

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items conveyed hereunder. Grantee further acknowledges and agrees that this release shall be given full force and effect according to each of its expressed terms and provisions, including, but not limited to, those relating to unknown and unsuspected claims, damages and cause of action. This covenant releasing Grantor shall be a covenant running with the property and shall be binding upon Grantee.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

WITNESS:

RESOLUTION TRUST CORPORATION,
as Receiver
of MeraBank Federal Savings Bank

By Shari A. Bacon
Title Attorney in fact

STATE OF TEXAS)
 ; ss.
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 4th day of October, 1993, by Shari A. Bacon as Attorney-in-fact of Resolution Trust Corporation, as Receiver for MeraBank Federal Savings Bank.

Witness my hand and official seal.

Jannetta L. Freeman
Notary Public
Residing at Dallas, TX

My Commission Expires:

01-27-99

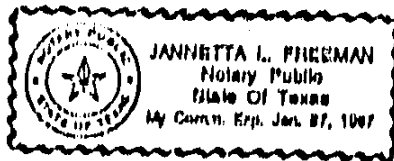


Exhibit "A" to Special Warranty Deed

Real property located in Salt Lake County, State of Utah, described as follows:

TRACT A:

Parcels 1-B, 2, 4 and 5, within THE WOODLANDS BUSINESS PARK 2ND AMENDED, a commercial planned unit development, located in Block 5, Ten Acre Plat "A", Big Field Survey, and being recorded December 23, 1988, as Entry No. 4717916, in Book 88-12, at Page 123, in the office of the Salt Lake County Recorder, State of Utah.

TRACT B:

A non-exclusive easement of Right of Use and enjoyment in and to the Common Areas of THE WOODLANDS BUSINESS PARK AMENDED, a Commercial Planned Unit Development, as created by and subject to the terms, provisions, covenants and conditions contained in the Declaration of Covenants, Conditions and Restrictions of THE WOODLANDS BUSINESS PARK, a Commercial Planned Unit Development, recorded June 20, 1984 as Entry No. 3957732 in Book 5566 at Page 2152 and First Amendment to Declaration of Covenants, Conditions and Restrictions recorded June 17, 1987 as Entry No. 4476357 in Book 5931 at Page 972, and Second Amendment to Declaration of Covenants, Conditions and Restrictions recorded December 23, 1988 as Entry No. 4717915 in Book 6091 at Page 2427 of Official Records, and as further defined and described as the Official Plat of THE WOODLANDS BUSINESS PARK, a Commercial Planned Unit Development recorded December 23, 1988 as Entry No. 4747916 in Book 88-12 of Plats, at Page 123 of Official Records.

ALSO: A non-exclusive easement over the following described property as created by that certain Declaration of Easements, Covenants and Restrictions dated October 27, 1983 and recorded October 27, 1983 as Entry No. 3862259 in Book 5502 at Page 1559 of Official Records, wherein Woodland Investment Company, a limited partnership, appears as Grantor and the Woodlands Associates, appears as Grantee.

BEGINNING at a point which is South 00°05'44" West 271.10 feet from the Northeast corner of Lot 11, Block 5, Ten Acre Plat "A", Big Field Survey, said point also being South 00°05'44" West 843.69 feet from the Northeast corner of Lot 10, Block 5, Ten Acre Plat "A", Big Field Survey, located in the Southwest quarter of Section 32, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°59'32" West 766.0 feet, more or less, to the West line of said Lot 11; thence South 00°05'44" West 25.00 feet; thence South 89°59'32" East 766.0 feet, to the East line of Lot 11, thence North 0°05'44" East 25.00 feet to the point of beginning.

ALSO: A non-exclusive easement as created by that certain Grant of Easements dated December 19, 1988 and recorded December 23, 1988 as Entry No. 4717914 in Book 6091 at Page 2413 of Official Records, wherein THE WOODLANDS ASSOCIATES, III, a Utah General Partnership, appears as "Owner" and THE WOODLANDS ASSOCIATES, a Utah general partnership, appears as "Beneficiary".

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