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07/27/94 3:52 PM 16.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
BACKMAN-STEWART TITLE SERVICES
REG BY: J FERGUSON DEPUTY - WI

When recorded mail to:
Zions First National Bank
P.O. Box 30880 (194-K3)
Salt Lake City, Utah 84130-0880

SPECIAL WARRANTY DEED

Stover Bedding & Manufacturing Company, a Utah Corporation, by and through ZIONS FIRST NATIONAL BANK and Arthur K. Simpson, Trustees of the Walter Stover Trust, the sole shareholders of Stover Incorporated in accordance with the terms of a certain Shareholders Agreement, dated November 24, 1992, of Salt Lake City, Utah, Grantor, hereby CONVEYS AND WARRANTS against the acts of the Grantor only, to JAPANESE CHURCH OF CHRIST OF SALT LAKE CITY

5883999

Grantec(s)
for the sum of TEN AND NO/100-----Dollars
the following described tract of land situated in Salt Lake County, State of Utah:

PARCEL 1: Beginning at the Southwest corner of Lot 5, Block 78, Plat "A", Salt Lake City Survey, North 54.5 feet; East 238 feet; South 54.5 feet; West 238 feet to beginning.

PARCEL 2: Commencing at the Northwest corner of Lot 4, Block 78, Plat "A", Salt Lake City Survey, and running thence South 10 rods; thence East 10 rods; thence North 10 rods; thence West 10 rods to the place of beginning.

PARCEL 3: Beginning 90 feet North from the Southeast corner of Lot 4, Block 78, Plat "A", Salt Lake City Survey, and running thence West 20 feet; thence North 75 feet; thence East 20 feet; thence South 75 feet to the point of beginning. DPL

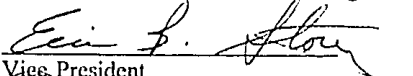
PARCEL 4: Commencing at the Southeast corner of Lot 4, Block 78, Plat "A", Salt Lake City Survey, and running thence West 20 feet; thence North 90 feet; thence East 20 feet; thence South 90 feet to the place of beginning.

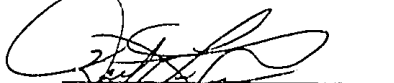
PARCEL 5: Together with a right of way as granted in that certain Easement recorded August 24, 1961 in Book 1835, Page 72 as follows: Beginning at a point 145 feet East and 159 feet North of the Southwest corner of Lot 4, Block 78, Plat "A", Salt Lake City Survey, and running thence North 6 feet; thence West 6 feet; thence Southeasterly 8.484 feet more or less to the place of beginning.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under said shareholders agreement duly executed by the shareholders of the grantor on November 24, 1992.

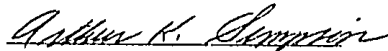
IN WITNESS WHEREOF, the Grantor this 26, day of July, 1994 has caused there presents to be executed in its corporate name, by said trustees, who are hereunto duly authorized.

STOVER Bedding & Manufacturing Company, by
ZIONS FIRST NATIONAL BANK, Trustee, shareholder
in accordance with Shareholders Agreement


Vice President DR


Vice President

by ARTHUR K. SIMPSON, Trustee shareholder in
accordance with Shareholders Agreement

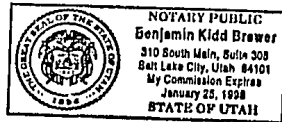


BK 6988 PG 2182

Corporate or partnership acknowledgement

STATE OF UTAH)
 : §
COUNTY OF SALT LAKE)

On this 26 day of July, 1993 personally appeared before me Eric B. Stover and David L. LeFevre, whose identities were personally known to me or proved to me on the basis of satisfactory evidence, who in my presence admitted and acknowledged having signed the foregoing document voluntarily for its stated purpose as Trust Officers of Zions First National Bank, a Trustee of the Walter Stover Trust, the sole shareholder of Stover Bedding and Manufacturing Company, a Utah Corporation, pursuant to proper authority and a shareholder's agreement dated November 24, 1992.



Benjamin Kidd Brewer
Notary Public

Residing at: Salt Lake City, Utah

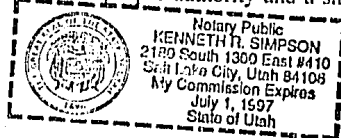
My Commission Expires:

January 25, 1998

Corporate or partnership acknowledgement

STATE OF UTAH)
 : §
COUNTY OF SALT LAKE)

On this 26 day of July, 1994 personally appeared before me Arthur K. Simpson, whose identity was personally known to me or proved to me on the basis of satisfactory evidence, who in my presence admitted and acknowledged having signed the foregoing document voluntarily for its stated purpose as Co-Trustee of the Walter Stover Trust, the sole shareholder of Stover Bedding and Manufacturing Company, a Utah Corporation, pursuant to proper authority and a shareholder's agreement dated November 24, 1992.



Kenneth R. Simpson
Notary Public

Residing at: Salt Lake City, Utah

My Commission Expires:

July 1, 1997

BK 6988 PG 2183