

05/10/96 6353691 18.00
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NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MERIDIAN TITLE
REC BY: J FERGUSON DEPUTY - WI

WHEN RECORDED MAIL TO:
Rodney T. Clark, Trustee
P.O. Box G
Pocatello, ID 83205

SPECIAL WARRANTY DEED

RODNEY T. CLARK, GRANTOR, of Pocatello, State of Idaho, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY and WARRANT AGAINST THE ACTS OF THE GRANTOR ONLY, to

RODNEY T. CLARK and KAY J. CLARK, TRUSTEES of the RODNEY CLARK and KAY CLARK FAMILY TRUST,

of Pocatello, State of Idaho, grantee, the following described tract of land in Salt Lake County, State of Utah:

All of LOTS 1 & 2, WESTERN STATES LOT SPLIT PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder and right-of-ways, being more particularly described as follows:

LOT 1:

BEGINNING AT A POINT WEST 836.60 FEET AND NORTH 978.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING AN OLD FENCE POST, ESTABLISHED BY DEED; THENCE NORTH 89 DEGREES 55 WEST 166.90 FEET, TO THE TRUE POINT OF BEGINNING; THENCE WEST 333.69 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, THENCE SOUTH 4 DEGREES 16'26" EAST 180.15 FEET; ALONG SAID RIGHT OF WAY; THENCE SOUTH 88 DEGREES 58'14" EAST 318.39 FEET; ON A LINE DIVIDING TWO METAL BUILDINGS EQUAL DISTANT, THENCE NORTH 0 DEGREES 35'43" EAST 185.38 FEET; TO THE POINT OF BEGINNING.

LOT 2:

BEGINNING AT A POINT WEST 836.60 FEET AND NORTH 978.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING AN OLD WOOD FENCE CORNER ESTABLISHED BY DEED; THENCE NORTH 89 DEGREES 55'00" WEST 166.90 FEET AND SOUTH 0 DEGREES 35'43" WEST 185.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 58'14" WEST 318.39 FEET ON A LINE DIVIDING TWO METAL BUILDING EQUAL DISTANT

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TO THE EASTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, THENCE SOUTH 4 DEGREES 16'26" EAST 283.86 FEET ALONG SAID RIGHT OF WAY, THENCE SOUTH 88 DEGREES 51'00 " EAST 277.80 FEET; THENCE SOUTH 0 DEGREES 14'00" WEST 587.00 FEET, MORE OR LESS TO THE CENTERLINE OF 4800 SOUTH STREET; THENCE EASTERLY ALONG SAID CENTERLINE 16.50 FEET; THENCE NORTH 0 DEGREES 14'00" EAST 587.0 FEET THENCE NORTH 0 DEGREES 35'43" EAST 282.94 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT SOUTH 0 DEGREES 35' WEST 469.0 FEET FROM THE CORNER NO. XIII HORN SILVER SURVEY, BEING NORTH ABOUT 495 FEET AND WEST 840 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89 DEGREES 55' WEST 153.40 FEET AND SOUTH 0 DEGREES 30' WEST 583.40 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE NORTH 0 DEGREES 30' EAST 583.40 FEET; THENCE NORTH 0 DEGREES 35' EAST 469.0 FEET; THENCE NORTH 89 DEGREES 53' WEST 30.0 FEET; THENCE SOUTH 0 DEGREES 35' WEST 469.0 FEET; THENCE SOUTH 0 DEGREES 14' WEST 583.40 FEET TO A POINT 30 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 30.0 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO 50 FOOT RIGHT OF WAY THE CENTERLINE OF WHICH IS DESCRIBED AS:

BEGINNING AT A POINT WEST 836.60 FEET AND NORTH 978.75 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING AN OLD WOOD FENCE CORNER ESTABLISHED BY DEED, THENCE NORTH 89 DEGREES 55'00" WEST 166.90 FEET AND SOUTH 0 DEGREES 35'43" WEST 185.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING DESCRIBED CENTERLINE, SOUTH 88 DEGREES 58'14" WEST ALONG A LINE DIVIDING TWO METAL BUILDINGS EQUADISTANT 235.00 FEET AND TERMINATING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR SANITARY SEWER (PRIVATE LINE); BEING TEN (10') FEET IN WIDTH, WHOSE EAST LINE IS ADJACENT TO AND ALONG AN EXISTING CHAIN LINK FENCE, AND BEING FIVE FEET ON EACH SIDE OF THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 938.79 FEET AND WEST 1027.40 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1

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WEST, SALT LAKE BASE MERIDIAN, SAID POINT ALSO BEING NORTH 89 DEGREES 55'00" WEST 166.90 FEET, AND WEST 23.90 FEET, AND SOUTH 40.30 FEET FROM AN OLD WOOD FENCE POST ESTABLISHED BY DEEDS; AND RUNNING THENCE SOUTH 00 DEGREES 40'05" WEST PARALLEL TO AND 5 FEET WESTERLY FROM AN EXISTING CHAINLINK FENCE; 427.87 FEET AND TERMINATING.

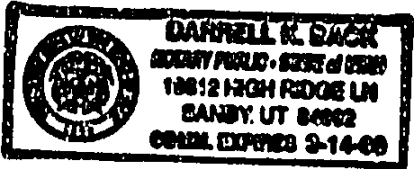
In witness whereof, the grantor has hereby affixed his hand and seal this 9th day of May, A.D. 1996.

Rodney T. Clark
Rodney T. Clark

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On this *9th* day of *May*, A.D. 1996, personally appeared before me, Rodney T. Clark the signer of the forgoing instrument, who duly acknowledge to me that he executed the same.

[Signature]
Notary



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