

2.
97017254
6632135

RECORDED AT THE REQUEST OF:

Paul W. Hess
12050 Lone Peak Parkway
Draper, Utah 84020

MAIL TAX NOTICE TO:

Wasatch Pacific, Inc.
12433 South Fort Street
Draper, Utah 84020

QUIT-CLAIM DEED

BALLARD REAL ESTATE HOLDINGS, INC., a Utah corporation, Grantor, of 12050 Lone Peak Parkway, Draper City, Salt Lake County, Utah, hereby quit-claims to WASATCH PACIFIC, INC., 12433 South Fort Street, Draper City, Salt Lake County, Utah, Grantee, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit A attached hereto and incorporated herein by reference.

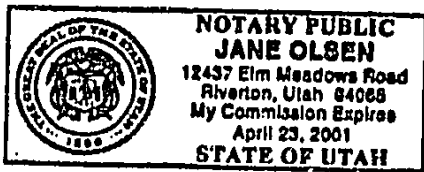
Witness the hand of said Grantor, this 29th day of April, 1997.

BALLARD REAL ESTATE HOLDINGS, INC.

By: Dale H. Ballard
Dale H. Ballard, President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 29th day of April, 1997, by Dale H. Ballard, as President of Ballard Real Estate Holdings, Inc.



Jane Olsen
Notary Public

6632135
04/29/97 2:56 PM 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: P ANDERSON ,DEPUTY - WI

BK 7654 PG 2292

DESCRIPTION OF 5' SANTAROSA OVERLAP:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PARCEL "B" OF THE HAWKES & ASSOCIATES BOUNDARY SURVEY RECORDED AT THE SALT LAKE COUNTY SURVEYORS OFFICE ENTRY #S97-01-0069 SAID POINT BEING N89 DEGREES 32'42"W 2205.66 FEET ALONG THE NORTH LINE OF SECTION 25 AND S00 DEGREES 27'18"W 3208.23 FEET FROM THE NORTHEAST CORNER OF SECTION 25 TOWNSHIP 3 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (SAID CORNER BEING A FOUND SALT LAKE COUNTY BRASS CAP WELL MONUMENT); THENCE S00 DEGREES 07'14"W 5.188 FEET ALONG THE WESTERLY LINE OF SAID PARCEL "B" TO A POINT ON THE SOUTHERLY LINE OF THE JOHN W. FRANCOM AND ASSOCIATES A.L.T.A. SURVEY RECORDED #S94-03-0101 SALT LAKE COUNTY SURVEYORS OFFICE; THENCE N89 DEGREES 54'33"W 429.000 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE N00 DEGREES 07'14"E 5.411 FEET ALONG SAID QUARTER SECTION LINE TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PARCEL "C" OF SAID BALLARD SHOPPING PLAZA SURVEY; THENCE S89 DEGREES 52'46"E 429.000 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.
CONTAINS: 2273.91 Sq. Ft.

.05 ACRES

DESCRIPTION OF PARCEL "C" GAP:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 25 AND A POINT ON THE SOUTHERLY BOUNDARY LINE OF PARCEL "C" HAWKES & ASSOCIATES BOUNDARY SURVEY RECORDED AT THE SALT LAKE COUNTY SURVEYORS OFFICE ENTRY #S97-01-0069 SAID POINT BEING N89 DEGREES 32'42"W 2634.62 FEET ALONG THE NORTH LINE OF SAID SECTION 25 AND S00 DEGREES 27'18"W 3216.144 FEET FROM THE NORTHEAST CORNER OF SECTION 25 TOWNSHIP 3 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (SAID CORNER BEING A SALT LAKE BRASS CAP WELL MONUMENT IN THE NORTH BOUND LANES OF STATE STREET); THENCE S00 DEGREES 07'14"W 11.375 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N84 DEGREES 11'12"W 989.979 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL "C"; THENCE S84 DEGREES 50'33"E 988.916 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL "C" TO THE POINT OF BEGINNING.
CONTAINS: 5602.73 Sq. Ft.

0.13 ACRES

CANAL OVERLAP PARCELS "A" & "C":

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A" OF THE HAWKES & ASSOCIATES SURVEY RECORDED #S97-01-0069 SALT LAKE COUNTY SURVEYORS OFFICE, SAID CORNER BEING N89°D32'42"W 1365.35 FEET ALONG THE NORTH LINE OF SECTION 25 AND SOUTH 2339.39 FEET FROM THE NORTH EAST CORNER OF SECTION 25 OF TOWNSHIP 3 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE S08°D55'39"E 11.949 FEET ALONG THE EAST LINE OF SAID SURVEY TO A POINT ON THE SOUTHERLY LINE OF THAT PARTICULAR PARCEL RECORDED MARCH 11, 1882 AT 2:00 PM BOOK #S PAGES 712 AND 713 SALT LAKE COUNTY RECORDERS OFFICE; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY LINE (1) S65°D45'00"W 258.840 FEET; (2) THENCE N79°D00'00"W 693.000 FEET; (3) THENCE S87°D30'00"W 381.150 FEET; THENCE NORTH 23.376 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL "C" OF SAID HAWKES & ASSOCIATES SURVEY AND A POINT ON THE ARC OF A 200.000 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 00°D53'26" (CENTER BEARS N01°D31'02"W); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHERLY BOUNDARY (1) NORTHEASTERLY 3.119 FEET ALONG THE ARC OF SAID 200.000 FOOT RADIUS CURVE; (2) THENCE N87°D35'22"E 120.777 FEET; (3) THENCE N63°D31'17"E 56.691 FEET TO A POINT OF CURVATURE; (4) THENCE NORTHEASTERLY 108.253 FEET ALONG THE ARC OF A 717.000 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 08°D39'02" (CENTER BEARS S06°D28'43"E) TO THE NORTHEAST CORNER OF SAID PARCEL "C" (SAID CORNER BEING A COMMON CORNER WITH SAID PARCEL "A") AND A POINT ON THE ARC OF A 717.000 FOOT RADIUS CURVE; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTH LINE OF SAID PARCEL "A" (1) SOUTHEASTERLY 108.945 FEET ALONG THE ARC OF A 717.000 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 08°D42'21" (CENTER BEARS S02°D10'19"W) TO A POINT OF TANGENCY; (2) THENCE S79°D07'20"E 374.632 FEET; (3) THENCE S76°D10'06"E 272.300 FEET; (4) THENCE N67°D16'25"E 289.011 FEET TO THE POINT OF BEGINNING.