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12/31/97 4:19 PM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: R FRESQUES DEPUTY - WI

When recorded, please return to:
Redevelopment Agency of West Valley City
3600 Constitution Blvd.
West Valley City, Utah 84119

SPECIAL WARRANTY DEED

West Valley City, a Utah municipal corporation, with principal offices located at 3600 Constitution Blvd., West Valley City, Utah 84119, (herein "Grantor"), hereby conveys and warrants, against all claiming by, through, or under Grantor, but not otherwise, to the Redevelopment Agency of West Valley City, a government entity with principal offices located at 3600 Constitution Blvd., West Valley City, Utah 84119 (herein "Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcels of land in Salt Lake County, Utah (herein "Property"):

PARCEL NO. 1:

Lot 2, West Ridge Commerce Park Subdivision Phase 1, according to the official plat thereof, as recorded in office of the Salt Lake County Recorder.

PARCEL NO. 2:

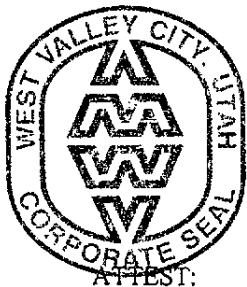
Lot 4, West Ridge Commerce Park Phase 1, Amending Lots 3 and 4 Amended (creating Lots 6 and 7), according to the official plat thereof, as recorded in office of the Salt Lake County Recorder.

PARCEL NO. 3:

Lot 3, West Ridge Commerce Park Phase 1, Amending Lots 3 and 4 Amended (creating Lots 6 and 7), according to the official plat thereof, as recorded in office of the Salt Lake County Recorder.

It is the intent of Grantor to convey no water rights or mineral rights by this Deed, and Grantor hereby specifically retains all water rights and mineral rights appurtenant to the Property. Provided, however, that Grantor shall not use or exploit such water and mineral rights in any way that interferes with Grantee's ownership, use, and enjoyment of the Property.

Witness the hand of said Grantor this 31st day of December, 1997



ATTEST:

WEST VALLEY CITY

Gearld F. Wright
GEARLD WRIGHT, MAYOR

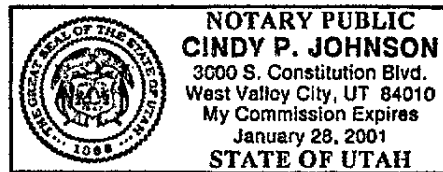
Sheri Mc Kendrick
CITY RECORDER

BK 7845 PG 0490

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 31st day of December, 1997, personally appeared before me Gearld L. Wright, who being duly sworn did say that he, the said Gearld L. Wright, is the Mayor of West Valley City, and that the foregoing Deed was signed in behalf of said City and said Gearld L. Wright duly acknowledged to me that said City executed the same and the seal affixed is the seal of said City.

Cindy P. Johnson
NOTARY PUBLIC



BK7845P60491