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PREPARED BY AND WHEN
RECORDED RETURN TO:

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7010123
06/26/98 4:29 PM 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MERIDIAN TITLE
REC BY: R JORDAN DEPUTY - WI

7010123

SPECIAL WARRANTY DEED

[Lowell J. Cardwell and Fern B. Cardwell/Lowell J. Cardwell, as trustee/T & W Investments, Inc.]

THIS INSTRUMENT is executed as of the 15th day of June, 1998, by the following:

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(i) **LOWELL J. CARDWELL** and **FERN B. CARDWELL**, husband and wife (collectively, the "Cardwells"), whose address is 66 West 7440 South, Midvale, Utah 84047; and

(ii) **LOWELL J. CARDWELL**, as trustee of the Lowell J. Cardwell Trust (the "Trust"), whose address is 66 West 7440 South, Midvale, Utah 84047 (the Cardwells and the Trust are collectively referred to in this Agreement as "Grantors"),

in favor of **T & W INVESTMENTS, INC.**, a Utah corporation ("Grantee"), whose address is 8137 South State Street, Midvale, Utah 84047.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantors hereby convey and warrant to Grantee against all persons claiming by, through or under Grantors, but not otherwise, certain real property located in Salt Lake County, Utah, described as follows:

[Tax Parcels No. 22-31-152-003 and No. 22-31-152-004]

Beginning at a point on the East line of State Street, said point being South 89°15'50" East 121.06 feet to a found monument in State Street and North 0°21'25" East 680.66 feet along the monument line in State Street and South 89°38'35" East 49.50 feet from the West quarter corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°21'25" East 358.12 feet along the East line of said State Street; thence East 229.69 feet to the West line of the Denver and Rio Grande Western Railroad right-of-way; thence South 19°48'58" East 112.56 feet along the West line of said Denver and Rio Grande Western Railroad right-of-way to the West line of the Jordan and Salt Lake Canal (a 66.0 foot wide right-of-way); thence South 28°24'23" West 19.54 feet along the West line of said Jordan and Salt Lake Canal; thence South 20°06'21" West 53.81

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feet along the West line of said Jordan and Salt Lake Canal; thence South 16°14'03" West 26.89 feet along the West line of said Jordan and Salt Lake Canal; thence South 16°14'28" West 96.49 feet along the West line of said Jordan and Salt Lake Canal; thence South 16°31'44" West 68.43 feet along the West line of said Jordan and Salt Lake Canal; thence South 89°51'54" West 188.31 feet to the point of beginning.

SUBJECT TO current taxes and assessments and all rights-of-way, easements, restrictions, reservations and other matters of record.

[NOTE: The foregoing phrase, "Grantors hereby convey and warrant to Grantee against all persons claiming by, through or under Grantors, but not otherwise," means that Grantors make none of the covenants set forth in §57-1-12, Utah Code Annotated (1953) as to any matter of record or enforceable at law or in equity, except only as to those matters, if any, actually created by Grantors or any of them.]

GRANTORS have executed this instrument in favor of Grantee on the respective dates set forth below, to be effective as of the date first set forth above.

GRANTORS:

Lowell J. Cardwell
LOWELL J. CARDWELL, individually

Date June 15, 1998

Fern B. Cardwell
FERN B. CARDWELL, individually

Date June 15, 1998

Lowell J. Cardwell Trustee
LOWELL J. CARDWELL, as trustee of the Lowell
J. Cardwell Trust

Date June 15, 1998

State of Utah)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 15 day of June, 1998, by Lowell J. Cardwell and Fern B. Cardwell, husband and wife.



Allan Boldt

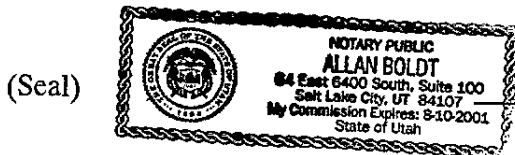
Notary Public

My Commission Expires:

Residing at:

State of Utah)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 23 day of June, 1998, by Lowell J. Cardwell, as trustee of the Lowell J. Cardwell Trust.



Allan Boldt

Notary Public

My Commission Expires:

Residing at:
