

19

7171250

Mail Tax Notice To:  
Grantee

7171250  
11/30/98 2:40 PM 19.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
ATTORNEY'S TITLE  
REC BY: R JORDAN , DEPUTY - WI

QUIT-CLAIM DEED

WESTGATE BUSINESS CENTER ASSOCIATES, A UTAH PARTNERSHIP, GRANTOR

of SALT LAKE, County of SALT LAKE, State of Utah, hereby Quit-Claims to

WEST SIDE PROPERTY ASSOCIATES, L.P., A UTAH LIMITED PARTNERSHIP, GRANTEE

for the sum of Ten and no/100 (\$10.00) ----- DOLLARS  
and other good and valuable consideration

the following described tract of land in SALT LAKE County, State of Utah:

SEE ATTACHED EXHIBIT "A"

TAX SERIAL NO. 15-01-129-025.

WITNESS the hand of said Grantor, this 25 day of November, 19 98

Signed in the presence of

*Richard F. Gordon*

RICHARD F. GORDON  
GENERAL PARTNER  
GRANTOR

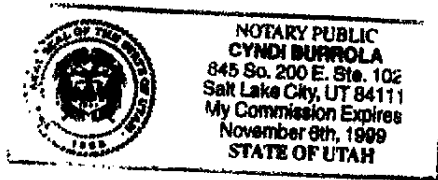
STATE OF UTAH )  
 ) :ss.  
COUNTY OF SALT LAKE )

On the 25 day of November, 19 98, personally appeared before me RICHARD F. GORDON, who being duly sworn, said that he is the General Partner of WESTGATE BUSINESS ASSOCIATES, and that said document was signed by him in behalf of said partnership by authority of its partnership agreement, and said RICHARD F. GORDON acknowledged to me that said partnership executed the same.

*Cyndi Buola*

Notary Public  
Residing at Salt Lake, Utah

My Commission Expires: 11-6-99



BK8178PG2590

EXHIBIT "A"

PROPERTY DESCRIPTION

The following real property is located in Salt Lake County, Utah and is more particularly described as follows:

Commencing 100 feet East from the Southwest corner of Lot 4, Block 66, Plat "A", Salt Lake City Survey, and running thence North  $0^{\circ}03'48''$  West 178.4 feet; thence Northerly on curve to the right (radius 173.5 feet) 120.76 feet; thence South  $89^{\circ}58'19''$  West 14.28 feet; thence North 70 feet; thence East 660 feet to the West line of Second West Street; thence South 330 feet; thence West 560 feet to place of beginning.

Subject to a right-of-way beginning at a point 130 feet South from the Northeast corner of said Lot 1; and running thence West 395 feet; thence South 45 feet; thence East 81 feet; thence South 165 feet; thence East 24 feet; thence North 165 feet; thence East 290 feet; thence North 45 feet to the point of beginning. Subject to the present railroad right-of-way along the South portion of said property. Subject to adjacent property owner's right to use and enjoyment of all rights and easements of the railroad spur track and trackage facilities and subject to the rules and regulations of the railroad company relating thereto.

Excepting from said right of way the following two parcels:

1. Beginning at a point 165 feet South from the Northeast corner of Lot 1, Block 66, Plat "A", Salt Lake City Survey; and running thence West 290 feet; thence South 10 feet; thence East 290 feet; thence North 10 feet to the point of beginning. Subject to the present railroad right-of-way along the South portion of said property. Subject to adjacent property owner's right to use and enjoyment of all rights and easements of the railroad spur track and trackage facilities and subject to the rules and regulations of the railroad company relating thereto.
2. Beginning at a point 165 feet South and 314 feet West from the Northeast corner of said Lot 1, Block 66, Plat "A", Salt Lake City Survey; and running thence West 81 feet; thence South 10 feet; thence East 81 feet; thence North 10 feet to the point of beginning. Subject to the present railroad right-of-way along the South portion of said property. Subject to adjacent property owner's right to use and enjoyment of all rights and easements of the railroad spur track and trackage facilities and subject to the rules and regulations of the railroad company relating thereto.

Also, subject to a right-of-way or easement 65.66 feet in width for buried cable in favor of the Mountain States Telephone and Telegraph Company by instrument recorded November 22, 1957, as Entry No. 1566576, in Book 1462, at page 498 of the Official Records, and particularly described as follows:

Commencing at the Southwest corner of Lot 2, Block 66, Plat "A", Salt Lake City Survey, and running thence East  $32\frac{1}{2}$  feet; thence North 10 rods; thence West 65.66 feet; thence South 10 rods; thence East 33.16 feet to beginning.

DK 8178 PG 2591

Excepting therefrom the following described parcel:

Beginning at a point 100 feet East and North  $0^{\circ}03'48''$  West 178.4 feet from the Southwest corner of Block 66, Plat "A", Salt Lake City Survey, thence Northwesterly on a curve to the right (radius being 173.8 feet) 120.76 feet; thence South  $80^{\circ}58'19''$  West 14.28 feet; thence North 70 feet; thence East 660 feet; thence South 130 feet; thence West 395 feet; thence South 21.6 feet; thence West 165 feet to the point of beginning.