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07/01/2002 04:30 PM 16.00
Book - 8615 Pg - 5749-5750
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 2 P.

00141637
First American Title Insurance Agency, Inc.
Snowie Facility LC
49 Columbia Avenue
SLC, Ut. 84107

8280231

SPECIAL WARRANTY DEED

James Gaddis Investment Co Ltd a Utah limited partnership, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby Convey and Warrant only as against all claiming by, through or under it to

Snowie Facility, LC, a Utah limited liability company, Grantee

for the sum of ten dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake, state of Utah:

Beginning at an existing fence corner said point being the Southeast corner of a Parcel "C" lying North 2730.256 feet and West 2317.338 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt lake Base and Meridian; and running thence South 24°59'00" West 320.60 feet to a point lying Southwesterly 2.0 feet from the Southwesterly face of a building; thence North 65°01'40" West 210.061 feet parallel to said building; and along the approximate centerline of an existing alley; thence North 2°59'46" East 96.314 feet; thence North 83°17'30" East 73.30 feet; thence North 7°55'30" East 95.80 feet to an existing gate post in the fence along the South line of said parcel "C"; thence North 89°26'30" East along said fence 234.80 feet to the point of beginning.

Together with a right of way 25.00 feet wide the East line of which is described as follows:

141637NW
Beginning at a point on the North line of Beardsley Place (2480 South), said point lying North 0°07'00" East 2704.67 feet and South 89°26'30" West 1988.53 feet and South 0°33'30" East 550.00 feet and South 89°26'30" West 620.79 feet and South 89°26'30" West 94.00 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence from the point of beginning; thence North 5°25'20" East 140.41 feet; thence North 25°31'00" East 251.045 feet to the South line of the above described property.

Also together with a right of way 5.00 feet wide the West line of which is described as follows:

Beginning at a point on the North line of Beardsley Place (2480 South), said point lying North 0°07'00" East 2704.67 feet and South 89°26'30" West 1988.53 feet and South 0°33'30" East 550.00 feet and South 89°26'30" West 620.79 feet and South 89°26'30" West 94.00 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence from the point of beginning; thence North 5°25'20" East 140.41 feet; thence North 25°31'00" East 251.045 feet to the South line of the above described property.

Subject to and together with a right of way 4.00 feet wide the Centerline of which is described as follows:

Beginning at a point lying Southwesterly 2.0 feet from the Southwesterly face of a building said point being North 2730.256 feet, West 2317.338 feet and South 24°59'00" West 320.60 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 65°01'40' West 155.355 feet parallel to and 2.0 feet Southwesterly of said building and along the approximate centerline of an existing alley.

Together with a non-exclusive right of way and easement for the purpose of access and loading and unloading over and across the following described property, as disclosed in that certain Right of Way and Easement Agreement dated April 22, 1996, and recorded May 31, 1996, as Entry No. 6371483, in Book 7412, at Page 1209, Salt Lake County Recorder's Office, to wit:

Beginning at a point North 2730.256 feet and West 2317.538 feet and South 89°26'30" West 234.80 feet from the Southeast corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 7°55'30" West 95.80 feet; thence South 83°17'30" West 5.00 feet; thence North 1°05'34" East 95.68 feet; thence North 89°25'30' East 20.00 feet to

the point of beginning.

Tax ID Number: 15-23-401-009

Subject to easements, covenants, restrictions, and rights of way, and reservations appearing of record or enforceable in law and equity and 2002 taxes and thereafter.


Witness, the hand(s) of said Grantor(s), this 28 of June 2002

James Gaddis Investment Co Ltd, a Utah limited partnership

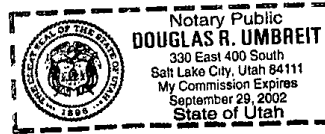
By: 

STATE OF UTAH)
) SS.
COUNTY OF Salt Lake)

On this day ²⁸ ~~June~~ ^{June} 2002 personally appeared before me JAMES R. GADDIS the General Partner of James Gaddis Investment Co Ltd, a Utah limited partnership, who being by me duly sworn did acknowledge that the foregoing instrument was signed on behalf of said limited partnership by authority of the Partnership Agreement and said JAMES R. GADDIS acknowledged to me that said Limited Partnership executed the same.


Notary Public

Residing at: SLC UT
Commission Expires: 9/29/02



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