

Founders Title Company 00060788

MAIL TAX NOTICE TO
SYCAMORE HOLDINGS LLC
1462 East Federal Heights Drive
Salt Lake City, Utah 84103

8645878
05/09/2003 04:21 PM 11.00
Book - 8795 Pg - 2534
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
BY: RDJ, DEPUTY - WI 1 P.

8645878

Warranty Deed

RAMON H. MANGLESON, GRANTOR

of Salt Lake City, County of Salt Lake, State of UTAH, hereby CONVEYS and WARRANTS to

SYCAMORE HOLDINGS LLC

GRANTEE of 1462 East Federal Heights Drive, Salt Lake City, Utah 84103 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in Salt Lake County, State of UTAH:

BEGINNING at the Northeast corner of Lot 2, Block 37, Plat "B", Salt Lake City Survey and running thence West 140 feet; thence South 55 feet; thence East 140 feet; thence North 55 feet to the place of BEGINNING.

Tax Parcel No. 16-06-403-005.

Reserving unto the Grantor an easement on the above property for a fire escape stairway as currently existing on and affixed to the west rear wall of the building contiguous to the east boundary line of the above described property, and more particularly described and being located as follows:

COMMENCING at a point on the southeast corner of the property and running thence in a northerly direction along the east line of the property 16 feet to the point of beginning; thence in a westerly direction 6 feet; thence in a northerly direction 14 feet; thence in an easterly direction 6 feet; thence in a southerly direction 14 feet to the point of BEGINNING, the said above description bounding and encompassing the currently existing fire escape stairway. This easement expires and terminates upon the destruction of the building to which the fire escape stairway is affixed, or the building is remodeled or altered sufficiently to allow removal of the fire escape stairway or the applicable zoning, code regulation governing said fire escape to allow for removal of said fire escape stairway.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2003 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 7th day of May, A.D., 2003.

Signed in the Presence of:

_____)
_____)
_____)
_____)
_____)

Ramon H. Mangleson
RAMON H. MANGLESON

STATE OF UTAH
COUNTY OF SALT LAKE)

On the 7th day of May, A.D., 2003, Personally appeared before me RAMON H. MANGLESON, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

Wende Harris
NOTARY PUBLIC
Residing at: Salt Lake City, Utah
My Commission Expires: 10-31-2004



BK8795PG2534

F. 60788