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30 DECEMBER 88 02:25 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
RICHARD R NESLEN
REC BY: D DANGERFIELD , DEPUTY

After Recording Return to:
Richard R. Neslen, Esq.
LDS Church
Office of General Counsel
330 South Third East
Salt Lake City, Utah 84111

Tax Statements to be sent to
Zions Securities Corporation
55 South State Street
Salt Lake City, Utah 84111

SPECIAL WARRANTY DEED

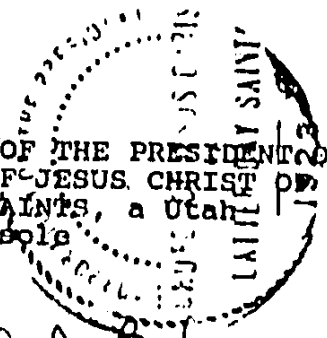
CORPORATION OF THE PRESIDENT OF THE CHURCH OF JESUS
CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, organized
and existing under the laws of the State of Utah, with its
principal office at 47 East South Temple, Salt Lake City, Utah
84150, GRANTOR, hereby conveys and warrants against all claims
by, through or under it, to DESERET TITLE HOLDING CORPORATION, a
corporation organized and existing under the laws of the State
of Utah, with its principal office at Suite 780, 30 East South
Temple, Salt Lake City, Utah 84111, GRANTEE, for the sum of TEN
DOLLARS (\$10.00) and other good and valuable consideration, the
following described parcels of real property located in Salt
Lake County, State of Utah:

LEGAL DESCRIPTIONS OF PARCELS TO BE CONVEYED ON
THE ATTACHED EXHIBIT "A".

6093 1409

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name and seal to be hereunto affixed by its duly authorized agent this 30th day of December, 1988.

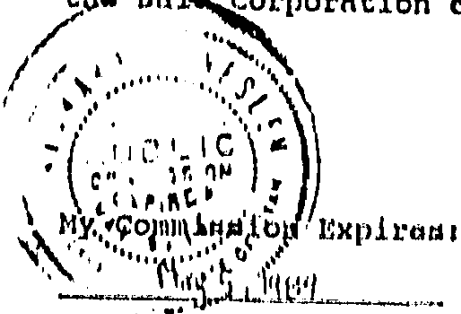
CORPORATION OF THE PRESIDENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole



By: Fred A. Baker
Its Authorized Agent RRM

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

On the 30th day of December, 1988, personally appeared before me Fred A. Baker, personally known to me to be an authorized agent of CORPORATION OF THE PRESIDENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, who acknowledged to me that he signed the foregoing instrument as authorized agent for CORPORATION OF THE PRESIDENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said corporation and the said Fred A. Baker acknowledged to me that the said corporation executed the same.



Richard L. Nelson
Notary Public - Residing
Salt Lake City, Utah

6093721410

EXHIBIT A

1. GARDEN APARTMENTS

Com NW Cor of Lot 5, Block 95, Plat "A", SLC Sur., E 399 ft., S 165 ft., W 4 ft., S 35 ft., E 4 ft., S 130 ft., E 261 ft., S 82.5 ft., W 180 ft., S 27.5 ft., W 150 ft., N 110 ft., W 330 ft., N 330 ft. to beg.

The above description covers all of the land included in the following 1987 Salt Lake County Parcel Numbers:

08-36-476-001-0000	08-36-476-014-0000
08-36-476-002-0000	08-36-476-015-0000
08-36-476-003-0000	08-36-476-030-0000
08-36-476-004-0000	08-36-476-044-0000
08-36-476-013-0000	08-36-476-046-0000

2. ROYAL ARMS APARTMENTS

Com SW Cor of Lot 4, Block 94, Plat "A" SLC Sur., E 165 ft., N 233.052 ft., W 165 ft., S 233.052 ft. M or L to beg.

The above description covers all of the land included in the following 1987 Salt Lake County Parcel Numbers:

08-36-477-009-0000	08-36-477-011-0000
08-36-477-010-0000	Plus a portion of 08-36-477-008-0000

3. PARKING LOT #1

Com SW Cor of Lot 3, Block 94, Plat "A", SLC sur, N 233.052 ft., E 495 ft., S 153.052 ft., W 69 ft., S 80 ft., W 426 ft. to beg.

The above description includes portions of the following 1987 Salt Lake County Parcel Numbers:

08-36-477-012-0000	08-36-477-013-0000
08-36-477-013-0000	08-36-477-016-0000
08-36-477-014-0000	

4. PARKING LOT #3

Com 233.052 ft. N of SW Cor of Lot 4, Block 94, Plat "A", SLC Sur., thence East 660 ft. to the East Line of Block 94; thence North along said East Line 108.770 ft., thence West 247.5 ft., thence South 11.822 ft., thence West 134.5 ft., thence North 11.822 ft., thence West 52 ft., thence South 11.822 ft., thence West 23.77 ft., thence South 77.168 ft., thence West 37.23 feet, thence South 4.032 ft., thence West 165 ft., thence South 16.948 ft. to beg.

The above description includes portion of the following 1987 Salt Lake County Parcel Numbers:

08-36-477-003-0000	08-36-477-013-0000
08-36-477-007-0000	08-36-477-013-0000
08-36-477-008-0000	08-36-477-016-0000

5. KENNECOTT BUILDING

Com NW Cor. of Lot 5, Block 75, Plat "A", SLC Sur., S 105.11 ft., N 89° 59'10" E 200.56 ft., N 105.11 ft., S 89°59'10", W 35.02 ft., W 165 ft to beg. together with 4.1 Strip Vacated Str. Abutting SD Property on W.

The above description includes all of the 1987 Salt Lake County Parcel Number 16-06-101-001-0000.

6. ZCMI CENTER

Com SW Cor. of Lot 1, Block 75, Plat "A", SLC Sur., S 89°59'10" W 74.495 ft., N 0°09'40", E 165 ft., S 89°59'10" W 161 ft., N 0°09'40" E 12 ft., S 89°59'10" W 1.1 ft., N 0°09'40" E 20.67 ft., S 89°59' 10" W 92.90 ft., N 0°09'40", E 197.34 ft. M or L, S 89°59'10" W 2.1 ft. to a Pt 4.1 ft. W of W Line SD Block 75, N 0°09'40" E 159.89 ft., N 89°59'10" E 204.66 ft., N 105.11 ft. to N Line SD Block 75 ft., N 89°59'10" E 199 ft. M or L. S 0° 09'40" W 165 ft to S Line Lot 6, Block 75, N 89°59'10" E 270.5 ft. to E Line SD Block 75, S 0°09'40" W 252 ft., S 89°59'10" W 175 ft., S 0°09'40" W 52 ft., W 5 ft., S 25 ft., W 125 ft., S 166 ft., W 25 ft. to beg.

Excluding the following described parcel of land upon which the Desert Book Building stands: Com 270.5 ft W fr N E Cor. of Lot 5, Block 75, Plat "A" SLC Sur., S 165.08 ft., W 28.33 ft., S 17.58 ft., W 58.17 ft., N 17.58 ft., W 41 ft., N 42.08 ft., N 45°E 41.01 ft., N 93.5 ft., E 98.5 ft., to beg. This excluded area is the land under the elevation descriptions carried in 1987 by Salt Lake County for Parcels 16-06-101-004-3001 to 3006.

The above description includes all of the 1987 Salt Lake County Parcel No. 16-06-101-004-0000.

7. REGENT STREET PARKING TERRACE

Com SE Cor of Lot 2, Block 70, Plat "A", SLC Sur., N 90.75 ft., W 11.5 ft., S 90.75 ft., E 11.5 ft. to beg.

and

Com 16.07 ft. W & N 1 15' E 171.74 ft. fr SW Cor of Lot 2, Block 70, Plat "A", SLC Sur., E 91.47 ft. M or L to W Line of Plum Alley, N 271.85 ft., W 88.5 ft., S 1 15' W 272.43 ft. to beg.

The above descriptions include the following 1987 Salt Lake County Parcel Numbers:

16-06-151-014-0000

16-06-151-019-0000

8. DESERET BOOK BUILDING

Com 270.5 ft W fr NE Cor of Lot 6, Block 75, Plat "A", SLC Sur., S 165.08 ft., W 28.33 ft., S 17.58 ft., W 58.17 ft., N 17.58 ft., W 41 ft., N 42.08 ft., N 45°E 41.01 ft., N 93.5 ft., E 98.5 ft., to beg.

The above description includes all of the 1987 Salt Lake County Parcel No. 16-06-101-004-3001 to 3006.



Property Reserve, Inc.
60 East South Temple Street, Suite 780
Salt Lake City, Utah 84111-1004
Fax (801) 240-5831
Phone (801) 240-5862

5155540

November 14, 1991

1100

5155540
15 NOVEMBER 91 10:23 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
W H CLAWSON
ZIONS SECURITY CORP 102
SOCIAL HALL AVE 84111
REC BY: SHARON WEST , DEPUTY

NOTICE TO WHOM IT MAY CONCERN

Notice is hereby given that the corporation, DESERET TITLE HOLDING CORPORATION, a Utah corporation, formally changed its name to PROPERTY RESERVE, INC., a Utah corporation.

This change was formally made by Articles of Amendment to the Articles of Incorporation, filed by the corporation on July 5, 1990, with the State of Utah, Department of Commerce, Division of Corporations and Commercial Code. Attached hereto is a photocopy of the Articles of Amendment to the Articles of Incorporation.

Also attached hereto is a Certificate of Good Standing for Property Reserve, Inc., as issued by State of Utah, Department of Commerce, Division of Corporations and Commercial Code, dated July 9, 1990.

Respectfully submitted,

PROPERTY RESERVE, INC., a
Utah corporation

By: 
C. Eugene Gröning
Corporate Secretary

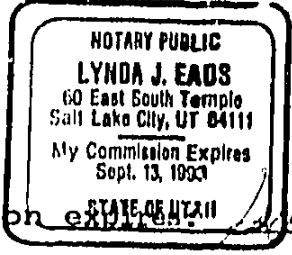
CEG/krp

BK6376Pg2817

State of Utah)
) ss:
COUNTY OF SALT LAKE)

I, Lynda J. Eads, a Notary Public in and for the county and State aforesaid, do hereby certify that C. Eugene Cronning, Secretary of Property Reserve, Inc., a Utah corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Secretary, appeared before me this day in person and acknowledged that he signed said instrument as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14 day of November, 1991.



Lynda J. Eads
NOTARY PUBLIC
Residing in: Salt Lake City, Ut.

My commission expires: Sept 13, 1993

BK6376PC2818

I hereby certify that the foregoing has been filed

you appeared in the
to the office of said Division
RECORDED

5th July 90
DS 0715490

ARTICLES OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION OF
DESERET TITLE HOLDING CORPORATION

RECEIVED

1990 JUL -5 PM 1:43



Peter Van Alstyne

REGISTERED
DIVISION

DEPARTMENT OF COMMERCE
STATE OF UTAH

Pursuant to the provisions of Utah law applicable thereto,
the undersigned Corporation hereby adopts the following Articles
of Amendment to its Articles of Incorporation:

(1) The name of the Corporation is DESERET TITLE HOLDING CORPORATION.

(2) Article 1 of the Articles of Incorporation is hereby amended to read as follows:

ARTICLE 1 - NAME

The name of this corporation shall be PROPERTY RESERVE, INC.

(3) At the time of this amendment, Deseret Title Holding Corporation has no members having voting rights.

(4) The foregoing amendment was adopted during a meeting of the Governing Board of Trustees on June 15, 1990.

(5) All trustees entitled to vote on this amendment, at the time of this amendment, unanimously voted in favor of this amendment.

IN WITNESS WHEREOF, the foregoing Articles of Amendment to the Articles of Incorporation of Deseret Title Holding Corporation, having been adopted in accordance with law, are executed this 27th day of June, 1990.

DESERET TITLE HOLDING CORPORATION

By:

Its:

William H. [Signature]
President

Attest:

[Signature]
Secretary

50492 2227-
CORP REGS DIV

U10007U074

BK6376PE2819

VERIFICATION

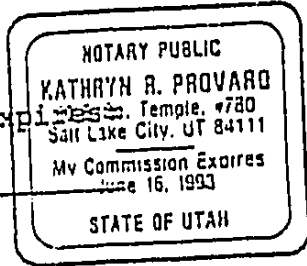
STATE OF UTAH)
) : SS
COUNTY OF SALT LAKE)

Wesley H. Green, being first duly sworn on oath, verifies, deposes and says that he is the President of Deseret Title Holding Corporation and that he signed the foregoing Articles of Amendment of said Corporation and that the statements contained therein are true.

Subscribed and sworn to before me this 27th day of June, 1990.

My commission expires

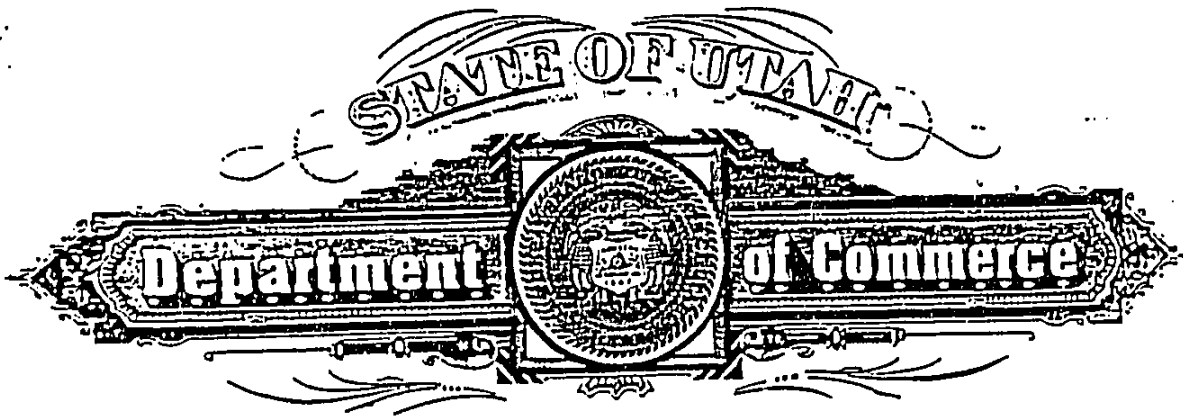
6/16/93



Kathryn R. Provard
Notary Public in and for the
State of Utah

REC-2000
60-989-1000

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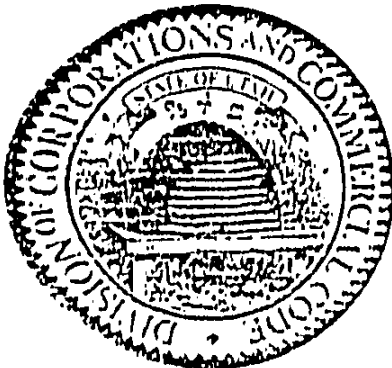


THE DEPARTMENT OF COMMERCE, DIVISION OF CORPORATIONS AND COMMERCIAL CODE CERTIFIES THAT

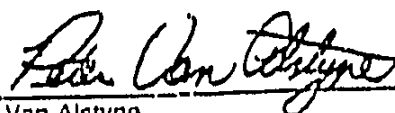
PROPERTY RESERVE, INC.

IS A UTAH CORPORATION AND QUALIFIED TO DO BUSINESS IN THE STATE OF UTAH. A CERTIFICATE OF INCORPORATION WAS ISSUED FROM THIS OFFICE ON 12-13-1961 AND SAID CORPORATION IS IN GOOD STANDING

FILE # 038833



Dated this _____ 9TH _____ day
of _____ JULY _____, 19 90 _____


Peter Van Alstyne
Director, Division of
Corporations and Commercial Code

BK 6376 PG 2821