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KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: REBECCA GRAY , DEPUTY

WHEN RECORDED, MAIL TO:

Lon R. Kump, Esq.
Richards, Bird & Kump
333 East 400 South
Salt Lake City, Utah 84111

WARRANTY DEED

SPERRY REALTY, INC., a Utah corporation, also known as Sperry Realty Company, Grantor, of 2223 Hubbard Avenue, Salt Lake City, Utah 84108, hereby CONVEYS and WARRANTS to SINCLAIR OIL CORPORATION, a Wyoming corporation, Grantee, of 550 East South Temple, Salt Lake City, Utah 84131, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following described real property located in the County of Salt Lake, State of Utah:

PARCEL 1:

Commencing at the Northwest corner of Lot 5, Block 34, Plat "A," Salt Lake City Survey; and running thence South 10 rods; thence East 7 1/2 rods; thence North 10 rods; thence West 7 1/2 rods to the point of beginning.

PARCEL 2A:

Commencing 24 feet South of the Northeast corner of Lot 3, Block 39, Plat "A", Salt Lake City Survey, and running thence South 58 1/2 feet; thence West 165 feet; thence North 58 1/2 feet; thence East 165 feet to beginning.

Together with a right of way over the following:
Commencing at the Northeast corner of Lot 3 aforesaid, and running thence South 24 feet; thence West 26 feet; thence North 24 feet; thence East 26 feet, to the place of beginning.

PARCEL 2B:

Commencing at the Southwest corner of Lot 8, Block 39, Plat "A", Salt Lake City Survey; and running thence East 181.5 feet; thence North 144.5 feet; thence West 16.5 feet; thence North 20.5 feet; thence West 165 feet; thence South 165 feet to the place of beginning.

BOOK 6127 PAGE 2358

Together with a right of way over the following:
Commencing at the Southeast corner of said Lot 3; and
running thence North 41.25 feet; thence West 26 feet;
thence South 41.25 feet; thence East 26 feet to the
place of beginning.

PARCEL 2C:

Commencing at a point 82.5 feet South from the
Northwest corner of Lot 3, Block 39, Plat "A", Salt
Lake City Survey; and running thence East 330 feet;
thence South 41.25 feet; thence West 26 feet; thence
South 41.25 feet; thence West 304 feet; thence North
82.5 feet to the place of beginning.

PARCEL 2D:

Beginning at the Southeast corner of Lot 3, Block 39,
Plat "A", Salt Lake City Survey; and running thence
West 26 feet; thence North 2.5 rods; thence East 26
feet; thence South 2.5 rods to the point of beginning.

PARCEL 2E:

Commencing at the Northwest corner of Lot 2, Block 39,
Plat "A", Salt Lake City Survey; and running thence
South 5 rods; thence East 154 feet; thence South 5
rods; thence East 105.05 feet, more or less, to a
point on the East side or surface of a brick wall
70.97 feet, more or less, West of the Southeast corner
of said Lot 2; thence North along the East side or
surface of said brick wall 165 feet to the North line
of said Lot 2; thence West along the North line of
said Lot 2, distance 258.78 feet, more or less, to the
place of beginning.

PARCEL 2F:

Beginning at the Southwest corner of Lot 2, Block 39,
Plat "A", Salt Lake City Survey; and running thence
East 154 feet; thence North 82 1/2 feet; thence West
154 feet; thence South 82 1/2 feet to beginning.

PARCEL 2G:

Commencing at the Southwest corner of Lot 1, Block 39,
Plat "A", Salt Lake City Survey; and running thence
East 25 feet; thence North 165 feet; thence West along

BOOK 6427 PAGE 2359

the South lines of Lots 8 and 3, in said Block 39, Plat "A", Salt Lake City Survey, 96.22 feet, more or less, to the East side or surface of a brick wall; thence South along the East face or surface of said brick wall 165 feet; thence East 70.97 feet, more or less, to the place of beginning.

PARCEL 2H:

Beginning at a point 25 feet East of the Southwest corner of Lot 1, Block 39, Plat "A", Salt Lake City Survey; and running thence East 61 feet; thence North 165 feet; thence West 61 feet; thence South 165 feet to the place of beginning.

PARCEL 3A:

Commencing at the Northwest corner of Lot 3, Block 39, Plat "A", Salt Lake City Survey; and running thence South 5 rods; thence East 10 rods; thence North 122.50 feet; thence West 5 rods; thence South 15 feet; thence West 5 rods; thence South 25 feet to the place of beginning.

PARCEL 3B:

Commencing at the Southeast corner of Lot 4, Block 39, Plat "A", Salt Lake City Survey; and running thence North 2 1/2 rods; thence West 10 rods; thence South 2 1/2 rods; thence East 10 rods to the place of commencement.

Together with a right of way over: Commencing 2 1/2 rods North of the Southeast corner of said Lot 4, Block 39, Plat "A", Salt Lake City Survey, and running thence North 10 feet; thence West 10 rods; thence South 10 feet; thence East 10 rods to the place of commencement.

PARCEL 3C:

Commencing 26 feet West of the Northeast corner of Lot 3, Block 39, Plat "A", Salt Lake City Survey; and running thence South 24 feet; thence West 139 feet; thence North 24 feet; thence East 139 feet to the point of beginning.

Together with a right of way 1 1/2 rods wide across the East end of Lots 4 and 5, in Block 39, Plat "A", Salt Lake City Survey.

PARCEL 3E:

Commencing at Southwest corner of Lot 7, Block 39, Plat "A", Salt Lake City Survey; and running thence East 12 feet; thence North 45.1 feet; thence West 12 feet; thence South 45.1 feet, to the point of beginning.

PARCEL 3F:

Commencing at a point 12 feet East of the Southwest corner of Lot 7, Block 39, Plat "A", Salt Lake City Survey; and running thence East 152 feet; thence North 39.5 feet; thence West 10 feet, thence North 5.6 feet; thence West 142 feet; thence South 45.1 feet to the point of beginning.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- (a) Real property taxes and assessments for the year 1989 and all periods thereafter;
- (b) Special Assessment for Street Lighting Super District #2, assessed November 30, 1987, Extension #2-D, Account #0001213, total amount assessed \$1,270.53, each installment being \$254.11, with a total unpaid balance of \$762.31, Salt Lake City Treasurer's Office.
- (c) Special Assessment for Street Lighting Super District #2, assessed November 30, 1987, Extension #2-D, Account #0001225, total amount assessed \$1,270.53, each installment being \$254.11, with a total unpaid principal balance of \$762.31, Salt Lake City Treasurer's Office.
- (d) Special Assessment for Street Lighting Super District #2, assessed November 30, 1987, Extension #2-D, Account #0001237, total amount assessed \$1,270.53, each installment being \$254.11, with a total unpaid principal balance of \$762.31, Salt Lake City Treasurer's Office.

BOOK 6127 PAGE 2361

(e) Special Assessment for Street Lighting Super District #2, assessed November 30, 1987, Extension #2-D, Account #0001201, total amount assessed \$1,655.54, each installment being \$331.11, with a total unpaid principal balance of \$993.32, Salt Lake City Treasurer's Office.

(f) A right-of-way to pass and re-pass with any kind of stick wagon or vehicles of any kind over the east 24.75 feet of the subject property as created in that certain Indenture dated September 1, 1879, by and between Royal Barney, George Woodward, and Elizabeth G. Slade, as parties of the first part and Edward Griffith's, Rolaivas Roberts and Robert Sherwood, as parties of the second part, recorded August 20, 1880, in Book P, at page 724, Salt Lake County Recorder's Office.

(g) A reservation contained in that certain Warranty Deed, dated June 10, 1899, by and between J.C. GRIFFITHS AND ELLA GRIFFITHS, his wife, as Grantors and CAROLINE WELLOCK, as Grantee, subject to and reserving from said premises a right of way for animals, vehicles and foot-passengers over the following described part, to wit:

Commencing at a point twenty-four (24) feet South of the Northeast corner of said Lot three (3), Block thirty-nine (39), Plat "A"; and running thence South fifty-eight and one-half (58 1/2) feet; thence West one hundred and sixty-five (165) feet; thence North fifty eight and one half (58 1/2) feet; thence East ten (10) feet; thence South forty-eight and one-half (48 1/2) feet; thence East one hundred and twenty-nine (129) feet; thence North forty-eight and one-half (48 1/2) feet; thence East twenty-six (26) feet to place of beginning. The above described right of way shall be relinquished to the grantee and shall no longer exist when said grantee shall open a right of way on said Lot as follows, to wit:

Commencing twenty-four (24) feet south of the North-East corner of said Lot three (3), Block thirty-nine (39), Plat "A"; and running thence South ten (10) feet; thence West one hundred and

BOOK 6127 PAGE 2362

sixty-five feet (165); thence North ten (10) feet; thence East one hundred and sixty five feet to place of beginning.

Said Warranty Deed recorded June 14, 1899, as Entry No. 129365, in Book 5X of Deeds and Transfers, at Page 51, Salt Lake County Recorder's Office.

(h) A right of way for animals, vehicles and foot-passengers over all of subject property as created in that certain Warranty Deed, dated June 10, 1899, by and between J.C. GRIFFITHS AND ELLA GRIFFITHS, his wife, as Grantors and CAROLINE WELLOCK, as Grantee and recorded June 14, 1899, as Entry No. 129365, in Book 5X of Deeds and Transfers, at Page 51, Salt Lake County Recorder's Office.

(i) The effects of an Ordinance, dated June 05, 1947, wherein the Board of Commissioners of Salt Lake City, Utah, vacated a portion of Church Street which lies within the perimeters of the subject property, and more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 39, Plat "A", Salt Lake City Survey, thence East 25 feet; thence North 165 feet; thence West 13 feet; thence North 165 feet; thence West 36.75 feet; thence South 189 feet; thence East 24.75 feet; thence South 141 feet to the place of beginning.

Said vacation is made expressly subject to all existing rights of way and easements of all public utilities of any and every description now located in, on, under or over the confines of the above described property, and are also subject to the rights of entry thereon for the purpose of inspecting, maintaining, repairing, replacing, removing, altering or re-routing said utilities.

Said Ordinance recorded June 07, 1947, as Entry No. 1084706, in Book 542, at Page 27, Salt Lake County Recorder's Office.

(j) A Grant of Easement for Construction and Maintenance of Sewer Pipeline, dated December 07, 1935, in favor of the SALT LAKE CITY, a municipal corporation, for the purpose of constructing and/or

laying a pipeline therein for the transportation of sewerage over, across, through and under a portion of the subject property. Said Grant of Easement recorded April 17, 1936, as Entry No. 782292, in Book 156 of Liens and Leases, at Page 575, Salt Lake County Recorder's Office.

(k) An Easement, dated June 18, 1965, in favor of UTAH POWER AND LIGHT COMPANY, perpetual easement and right of way for the construction and continued maintenance, repair, alteration and replacement of electric distribution circuits to be constructed and maintained under, upon and across the subject property, along a line described as follows:

An underground duct along the following described center line:

Beginning at an existing manhole on the Grantors' land at a point 4 feet North and 2 feet West, more or less, from the Southeast corner of Lot 4, Block 39, Plat "A", Salt Lake City Survey; and running thence South 28 feet to the South boundary line of said land and being in Lots 3 and 4 of said Block 39.

Said Easement recorded September 01, 1965, as Entry No. 2107810, in Book 2371, at Page 149, Salt Lake County Recorder's Office.

(l) An Easement, executed SPERRY REALTY, INC., a corporation, in favor of UTAH POWER AND LIGHT, for a perpetual easement and right of way for the construction, and continued maintenance, repair, alteration and replacement of the electric distribution, circuits, be constructed and maintained upon, over, under and across a portion of the subject property, more particularly described as follows:

An underground duct along the following described center line:

Beginning at the North boundary line of the Grantors' land at a point 24 feet South and 2 feet West, more or less, from the Northeast corner of Lot 3, Block 39, Plat "A", Salt Lake City Survey; and running thence South 52.5 feet; thence East 1.5 feet to the East boundary fence on said land and being in said Lot 3.

Said Easement recorded September 01, 1965, as Entry No. 2107811, in Book 2371, at Page 150, Salt Lake County Recorder's Office.

(m) A Right of Way over and across all of the subject property, as created in that certain Warranty Deed, dated March 15, 1976, by and between NANCY STREATOR REULING, a woman, as Grantor, and SPERRY REALTY, INC., a Utah corporation, as Grantee, recorded March 16, 1976, as Entry No. 2794897, in Book 4136, at Page 84, Salt Lake County Recorder's Office.

(n) A Right of Way and Easement Grant, dated May 08, 1979, in favor of MOUNTAIN FUEL SUPPLY COMPANY, a Utah corporation, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities, through and across a portion of the subject property more particularly described as follows:

Land of the Grantor located in Lot 7 of Block 39, Plat "A", Salt Lake City Survey, the center line of said right of way and easement shall extend through and across the above described land and premises as follows, to wit:

Beginning at a point East 6.0 feet and South 119.9 feet from the Northwest corner of Lot 7 in said Block 39; thence South 45.1 feet.

Said Right of Way and Easement Grant recorded August 03, 1979, as Entry No. 3317410, in Book 4915, at Page 1244, Salt Lake County Recorder's Office.

(o) The subject property is located within the boundaries of Salt Lake City and is subject to charges and assessments levied thereunder.

(p) All covenants, conditions, restrictions, easements, rights-of-way, encroachments, encumbrances, exceptions, and other matters which would be discovered on the date hereof by the Grantee making a complete and thorough inspection and survey of the property being conveyed hereby, including without limitation matters set forth on that certain ALTA/ACSM Land Title Survey, dated April 18, 1989, Job No. 89081, by McNeil Engineering, Inc.

(q) The effects of that certain Letter of Agreement and/or lease between Grantor and Diamond Parking, Inc., dated January 16, 1989.

WITNESS the hand of said Grantor as of the 15th day of May, 1989.

SPERRY REALTY, INC., a Utah corporation, also known as Sperry Realty Company,

By Nancy S. Reuling
Nancy S. Reuling
President

The undersigned hereby acknowledges and affirms to the below named notary public that (1) she appeared before such notary public, holds the position or title set forth above, and, on behalf of the above named corporation by proper authority, either executed the foregoing document before such notary public or acknowledged to such notary public that the undersigned executed the foregoing document, and that (2) the foregoing document was the act of such corporation for the purpose stated in it.

Nancy S. Reuling
Nancy S. Reuling

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

The foregoing instrument was acknowledged before me this 15th day of May, 1989, by Nancy S. Reuling, President of Sperry Realty, Inc., a Utah corporation

Richard M. Lobb
NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires:
2-2-91

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