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Nazel Taggart Chase, Recorder Salt Lake County, Utah

1148583

K. 1/21/49 M. Fee paid \$ 2.90

Dep.

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Ref.

QUIT-CLAIM DEED

JOHN M. WALLACE and GLENN WALKER WALLACE, his wife, LELAND B. SWANER and JUNE SWANER, his wife, and HAROLD H. BENNETT and EMILY H. BENNETT, his wife, granters, of Salt Lake City, Salt Lake County, State of Utah, hereby QUIT-CLAIM to ZION'S CO-OPERATIVE MERCANTILE INSTITUTION, a corporation, grantee, of Salt Lake City, Salt Lake County, Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tracts of land in Salt Lake County, State of Utah:

Beginning at a point N 30° 20' 15" W 3997.75 feet from the City Monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; Thence N 0° 07' 08" W 482.20 feet, thence N 89° 52' 52" E 402.00 feet, thence S 0° 07' 08" E 482.20 feet, thence S 89° 52' 52" W 402.00 feet to point of beginning. Subject to the right of others to use, in common with grantee, the main line railroad trackage contained within the above described tract of land. Also:

Beginning at a point N 30° 20' 15" W 3997.75 feet from the City Monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; Thence N 89° 52' 52" E 158.60 feet, thence S 0° 06' 20" E 767.15 feet, thence S 89° 52' 52" W 158.44 feet, thence N 0° 07' 08" W 767.15 feet to point of beginning. Subject to the right of others to use, in common with grantee, the main line railroad trackage contained within the above described tract of land, and subject to a right of way over the South 80 feet of the above described tract of land for ingress and egress only of trucks to serve buildings or structures No. 14 and 65-B located immediately South of the above described tract of land. Also:

Beginning at a point S 89° 43' 42" W 80.00 feet and N 0° 03' 08" W 1044.21 feet from the City Monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; Thence N 0° 03' 08" W 660.00 feet, thence S 89° 54' 32" W 660.00 Feet along a fence line South of the Veterans Administration Building, thence S 0° 03' 08" E 660.00 feet, thence N 89° 54' 32" E 660.00 feet to a point located 01 feet East of fence line running North and South which is point of beginning. Also:

Beginning at a point N 56° 55' 46" W 2428.04 feet from the City monument at the intersection of 1700 West Street (Redwood Road) and 2100 South Street; thence S 89° 57' 52" W 719.32 feet, thence N 0° 03' 08" W 1320.16 feet, thence S 89° 56' 52" W 302.30 feet, thence N 0° 03' 08" W 721.41 feet, thence N 13° 39' 52" E 516.70 feet, thence N 0° 03' 08" W 456.46 feet, thence N 89° 52' 52" E 895.61 feet, thence S 0° 07' 08" E 3001.25 feet to point of beginning.

Together with rights of ingress and egress over, upon and across all alleys, roads and streets, including all main or access roads and streets located within and serving the entire area commonly known and described as The Remington Small Arms Plant property in Salt Lake City, Utah, and the right to use and enjoy in common with other persons or corporations who have acquired portions of said property the sewer and water systems now or hereafter located upon and within said property and serving the same and which are necessary for the convenience, use and occupancy of each and all of the hereinbefore described properties.

Also together with the right to use, in common with others, the present main line railroad trackage and all extensions thereof now

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or hereafter serving the properties hereinbefore described and referred to and other portions of The Remington Small Arms Plant property.

Also, a right of way and easement for heating pipes now located through what is commonly known and described as Buildings No. 8, 11, 14 and 51 of The Remington Small Arms Plant property and through the lands intervening between or adjoining said buildings, which right of way shall be of sufficient size for the proper maintenance, operation and repair of said heating pipes.

The City Monument above referred to at the intersection of 1700 West Street (Redwood Road) and 2100 South Street is located about 29.74 feet South and 1 foot East of the Southeast corner of the Southwest quarter of Section 15, Township 1 South, Range 1 West, Salt Lake Meridian.

WITNESS the hands of the said grantors this first day of February, A. D. one thousand nine hundred and forty-nine.

Signed in presence of

Claude M. ...

John M. Wallace
Glenn Walker Wallace

Leland B. Swaner

June S. Swaner

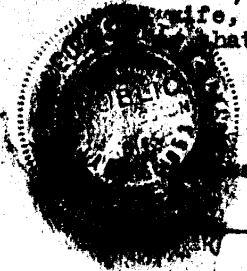
June S. Swaner

Harold H. Bennett

Emily H. Bennett

STATE OF UTAH)
COUNTY OF SALT LAKE) ss

On the 1st day of February, 1949, personally appeared before me JOHN M. WALLACE and GLENN WALKER WALLACE, his wife, LELAND B. SWANER and JUNE SWANER, his wife, and HAROLD H. BENNETT and EMILY H. BENNETT, his wife, the signers of the foregoing instrument, who duly acknowledged that they executed the same.



Rea Thiel
Notary Public

Commission expires:

16, 1953