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04/01/2002 02:18 PM 15.00
Book - 8583 Pg - 712-714
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: TAB, DEPUTY - WI 3 p.

When Recorded Please Return to:
Miller Family Real Estate, LLC
c/o Larry H. Miller Management Company
Legal Department
9350 S 150 E, Ste. 1000, Sandy, UT 84070

8191643

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, UTAH TRANSIT AUTHORITY, a public transit district (hereafter "GRANTOR"), hereby conveys in fee and warrants (only as against those claiming by, through or under Grantor) to Miller Family Real Estate, LLC, a Utah limited liability company (hereafter "GRANTEE"), all of Grantor's interest in the following described real property situated in Salt Lake County, State of Utah:

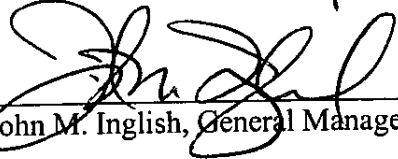
See Exhibit "1" to this Special Warranty Deed

Tax ID #15-12-354-001.

The interest granted hereunder is subject to existing rights-of-way and easements of record, including those of all public utilities or private third parties now located on, in, under or over the confines of the above described property, and the rights of entry thereon for the purposes of obtaining, altering, replacing, removing, repairing or rerouting said utilities.

GRANTOR

By


John M. English, General Manager

By


Kenneth D. Montague, Jr. Treasurer

FIRST AMERICAN TITLE
BOOK 13069/

BK8583PG0712

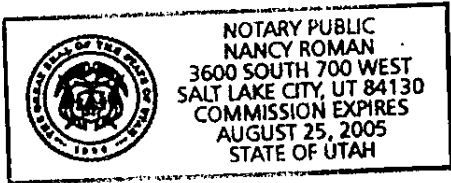
WITNESS the hand of said Grantor.

STATE OF Utah)

SS

County of Salt Lake)

On the 28th day of March, 2002, personally appeared before me, John M. English and Kenneth D. Montague, Jr., who duly acknowledged to me that they are the General Manager and Treasurer for the aforesaid Utah Transit Authority, and further acknowledged that said public transit district has executed the this instrument.



Nancy Roman
NOTARY PUBLIC, residing
In Salt Lake County,

BK8583PG0713

EXHIBIT "1"

PR

BEGINNING at a point given as being on the West line of Lot 12, Block 6, Five Acre Plat "B" Big Field Survey of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian, at a point given as 28.00 feet South 00°04'37" West from the Northwest corner of said Lot 12; said point also being South 00°01'05" East 28.00 feet and South 89°48'49" West 757.85 feet from the Northeast corner of said lot 12 and running thence North 89°48'49" East 757.85 feet along the South boundary line of a tract of land deeded to Salt Lake City Corporation recorded as Entry No. 2497944 in Book 3195 at Page 291 of Official Records, Salt Lake County Recorder, Utah, to the East line of said Block 6; thence South 00°01'05" East 596.96 feet along said East Block line to the North boundary line of a tract of land deeded to Sequoia Pacific recorded as Entry No. 2421972 in Book 3017 at Page 754 of Official Records, Salt Lake County Recorder, Utah; thence South 89°48'43" West 339.42 feet; thence South 00°01'48" West 150.32 feet; thence South 89°48'43" West 100.00 feet; thence North 00°01'48" East 151.82 feet; thence South 89°48'43" West 319.42 feet to a fence marking the West line of Lot 14; thence North 00°04'37" East 595.49 feet along said fence to the point of beginning.

Less and excepting therefrom the following described parcel:

BEGINNING at a point given as being on the West line of Lot 12, Block 6, Five Acre Plat "B", Big Field Survey of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian, at a point given as 28.00 feet South 00°04'37" West from the Northwest corner of said Lot 12; said point also being South 00°01'05" East 28.00 feet and South 89°48'49" West 757.85 feet from the Northeast corner of said Lot 12 and running thence North 89°48'49" East 50.00 feet along the South boundary line of a tract of land deeded to Salt Lake City Corporation recorded as Entry No. 2497944 in Book 3195 at Page 291 of Official Records, Salt Lake County Recorder, Utah; thence South 00°04'37" West 595.49 feet; thence South 89°48'43" West 50.00 feet to a fence marking the West line of Lot 14; thence North 00°04'37" East 595.49 feet along said fence to the point of beginning.

Net Property Contains 437,494 square feet (10.04 Acres)

BK 8583PG0714