

Return to:
The Lockhart Co.,
310 South Main
Salt Lake City, Utah

2772976

Recorded DEC 30 1975 at 11/1ea
Request of LOCKHART COMPANY
KATIE L. DIXON, Recorder
Salt Lake County, Utah
\$ 5.70 By [Signature] Deputy
REF.

SPECIAL WARRANTY DEED

HOLLADAY FIRST CORPORATION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, Grantor, hereby Warrants and Conveys, only against all acts of itself, its successors and assigns, to THE LOCKHART COMPANY, a Utah corporation, Grantee, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the following described real property situate in Salt Lake County, State of Utah, and more particularly described as follows, to-wit:

See "EXHIBIT A" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name to the within instrument and affixed its corporate seal by its Corporation Sole this 5th day of December 1975.



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

By [Signature] Corporation Sole

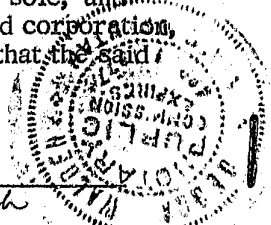
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STATE OF Utah)
) : ss
COUNTY OF Salt Lake)

On this 5th day of December, 1975, personally appeared before me K. Ronald Knight personally known to me to be the Bishop of the Holladay First Corp. of The Church of Jesus Christ of Latter-day Saints, who acknowledged to me that he signed the foregoing instrument as Corporation Sole of the of The Church of Jesus Christ of Latter-day Saints, a corporation sole, and that the seal impressed on the within instrument is the seal of said corporation, and the said K. Ronald Knight acknowledged to me that the said corporation executed the same.

My commission expires:
April 1, 1977

[Signature]
Notary Public for the State of Utah



32392

EXHIBIT A

PARCEL 2: Beginning at a point on the West line of 2225 East Street and the North line of the Murray-Holladay Road (4800 South Street), said point being South 75.41 feet and West 675.45 feet from the Northeast corner of the Northwest quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base & Meridian, and running thence South 65° 41' 30" West along the North line of said Murray-Holladay Road 200.80 feet; thence North 2° 56' 30" West along the East edge of a 5-foot concrete walk 180.57 feet; thence North 88° 22' 27" East along a fence line 58.04 feet; thence North 3° 26' West along a fence line 19.19 feet; thence North 40° 03' East along a fence line 14.83 feet; thence North 2° 30' 18" West along a fence line 84.25 feet; thence East 129.49 feet to the West line of 2225 East Street; thence South 0° 01' East along said West line 214.01 feet to the point of beginning. Contains 0.949 acres.

TOGETHER with a non-exclusive easement for ingress, egress and parking over and across the following described property:

PARCEL 1: Beginning at a point on the North line of the Murray-Holladay Road (4800 South Street) said point being South 75.41 feet and West 675.45 feet and South 65° 41' 30" West 241.51 feet from the Northeast corner of the Northwest quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 10° 30' West 177.80 feet; thence West 8.70 feet; thence North 11° 00' West 141.19 feet; thence East 158.60 feet; thence South 2° 30' 18" E along a fence line 84.25 feet; thence South 40° 03' West along a fence line 14.83 feet; thence South 31 26' East along a fence line 19.19 feet; thence South 88° 22' 27" West along a fence line 58.04 feet to a point on the East edge of a 5' concrete walk; thence South 2° 56' 30" East along said East edge 180.57 feet to the North line of Murray-Holladay Road (4800 South Street); thence South 65° 41' 30" West along said North line 40.71 feet to the point of beginning. LESS the North 31 feet and the following described parcel occupied by a seminary building now located upon said land:

Beginning at a point on the North line of the Murray-Holladay Road (4800 South Street), said point being South 75.41 feet, West 675.45 feet and South 65° 41' 30" West 200.80 feet from the NE corner of the NW Quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base & Meridian; and running thence North 2° 56' 30" West, 180.57 feet to the True Point of Beginning; and running thence North 88° 22' 27" East 58.04 feet; thence North 3° 26' West, 19.19 feet; thence North 40° 03' East, 14.83 feet; thence North 2° 30' 18" West, 84.25 feet; thence West 68 feet, more or less, to a point North 2° 56' 30" West from the True Point of Beginning; thence South 2° 56' 30" West 117 feet, more or less, to the True Point of Beginning.

SUBJECT to all rights, rights-of-way, easements, covenants, conditions and restrictions as may appear of record

SUBJECT also to the rights of Granite School District to use said described property for the purpose of parking and an easement over and across same for vehicle traffic.

SUBJECT also to the following covenants running with the land:

1. No alcoholic beverages or intoxicating liquors shall be manufactured, kept for sale or sold upon said premises.
2. No place of public entertainment or amusement shall be carried on or permitted to operate on said premises.

EXHIBIT A
Page Two

3. **No nuisance or offensive trade, business or activity shall be permitted upon the land conveyed.**
4. **No noxious, noisy or offensive business, trade or activity shall be carried on or permitted on said premises, nor shall anything be done thereon which shall become an annoyance or a nuisance to a church or private dwelling located upon the adjoining property or in the neighborhood.**