

WHEN RECORDED, MAIL TO:  
VAN COTT, BAGLEY, CORNWALL & McCARTHY  
141 East 1st South  
Salt Lake City, Utah 84111  
TIA: 35822

Recorded APR 5 1976 at 12:21 P m.  
Request of Van Cott, Bagley  
KATIE L. DIXON, Recorder  
Salt Lake County, Utah  
\$ 650 By [Signature] Deputy  
REF Space Above for Recorder's Use

# SPECIAL WARRANTY DEED

2801121

[CORPORATE FORM]


THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a corporation organized and existing under the laws of the State of ~~Delaware~~ <sup>Utah</sup> with its principal office at Denver, Colorado, ~~of County of~~ <sup>of Salt Lake County, Utah</sup> grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to PORTLAND CEMENT COMPANY OF UTAH, a corporation of the State of Utah

of \_\_\_\_\_ grantee  
for the sum of ~~TEN DOLLARS~~ <sup>TEN DOLLARS</sup>  
TEN DOLLARS (\$10.00) and other valuable considerations the following described tract of land in Salt Lake County, State of Utah:

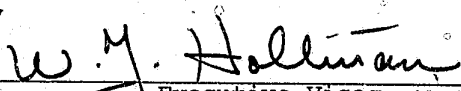
See description attached hereto, marked Exhibit A and made a part hereof.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 15<sup>th</sup> day of March, A. D. 1976

Attest:  
  
Secretary.  
[CORPORATE SEAL]


THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY

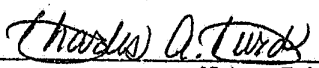
By   
Executive Vice President and General Manager

STATE OF COLORADO  
City and  
County of Denver

ss.

On the 15<sup>th</sup> day of March, A. D. 1976 personally appeared before me W. J. Holtman and M. E. Masterson who being by me duly sworn did say each for himself that he, the said W. J. Holtman is the Executive Vice President and General Manager of The Denver & Rio Grande Western Railroad Company and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said W. J. Holtman and M. E. Masterson each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

  
NOTARY PUBLIC

  
Notary Public.  
My commission expires March 21, 1977 My residence is Denver, Colorado

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EXHIBIT A

Three tracts or parcels of land in Salt Lake City, Salt Lake County, State of Utah, more particularly described as follows:

Parcel No. 1

Beginning at a point in the south line of 800 South Street, said point being N 89°56'59" E 61.52 feet from the northwest corner of Lot 8, Block 1, Plat "C", Salt Lake City survey; thence S 0°05'06" W 660.00 feet to a point in the north line of 900 South Street; thence N 89°56'59" E 201.40 feet to the west line of 600 West Street; thence N 0°01" W along the west line of 600 West Street 660.00 feet to the south line of 800 South Street; thence S 89°56'59" W 200.29 feet to the point of beginning, contains 132,538 sq. ft. or 3.0427 Acres.

Reserving unto The Denver and Rio Grande Western Railroad Company, its successors and assigns, a 20 foot wide easement to reconstruct, operate and maintain for a railroad track, being 10 feet distant measured at right angles on either side of the following described center line:

Beginning at a point on the south line of 800 South Street, said point being N 89°56'59" E 87.06 feet from the northeast corner of Lot 8, Block 1, Plat "C", Salt Lake City Survey; thence southerly along the arc of a 27° curve to the left with a radius of 214.183 feet, a distance of 227.08 feet to a point of tangency; thence S 12°26'36" E 19.51 feet to point of curve; thence southeasterly along the arc of a 30° curve to the left, with a radius of 191.111 feet, a distance of 136.18 feet to the west line of 600 West Street.

Also reserving unto The Denver and Rio Grande Western Railroad Company, its successors and assigns, an easement for railroad track along the west 4 feet of this Parcel No. 1.

Parcel No. 2

Beginning at the northeast corner of Lot 7, Block 1, Plat "C", Salt Lake City Survey; thence S 0°01'06" E 660.00 feet to the southeast corner of Lot 2 of said Block 1; thence S 89°56'59" W along the south line of said Lot 2 a distance of 20.00 feet to the easterly line of State Highway Property; thence N 26°35'23" W along the easterly line of State Highway Property 368.87 feet; thence N 20°00'19" W along the easterly line of State Highway Property 351.08 feet to the north line of Lot 6 of said Block 1; thence N 89°56'59" E 305.00 feet to point of beginning, containing 114,676 sq. ft. or 2.6326 Acres.

Reserving unto The Denver and Rio Grande Western Railroad Company, its successors and assigns, an easement along the east 7 feet of this Parcel No. 2 to reconstruct, operate and maintain an existing oil fuel line.

100-4156-301

Parcel No. 3 EXHIBIT A

Beginning at the NW corner of 800 South and 600 West Streets, said point being N 89°57'20" E 65.99 feet from the SE corner of Lot 1, Block 12, Plat "C", Salt Lake City Survey; thence S 89°57'20" W along the south line of said Lot 1 extended easterly and along the south line of said Lot 1 a distance of 165.00 feet; thence N 0°03'50" E along a line parallel with and 10 feet easterly from as measured at right angles to the center line of ICC Track No. 131, a distance of 302.0 feet; thence N 89°57'20" E 167.80 feet to the west line of 600 West Street; thence S 0°01'36" W 302.00 feet to the point of beginning containing 49,799 sq. ft. or 1.1432 acres.

Reserving unto The Denver and Rio Grande Western Railroad Company, its successors and assigns, a 25 foot wide easement to reconstruct, operate and maintain for a railroad track being 12.5 feet distant as measured at right angles on either side of the following described center line: Beginning at a point on the west line of 600 West Street, said point being N 89°57'20" E 65.99 feet and N 0°01'36" W 0.55 feet from the SE corner of Lot 1, Block 12, Plat "C", Salt Lake City Survey; thence northwesterly along the arc of a 114.56 curve to the right with a radius of 384.77 feet a distance of 359.51 feet; the center of said curve bears N 33°37'20" E 384.77 feet from the point of beginning.

Reserving unto The Denver and Rio Grande Western Railroad Company, its successors and assigns, a 10 foot wide easement for oil fuel line being 5 feet each side of the following described center line: Beginning at a point S 89°57'20" W 99.01 feet and N 0°03'50" E 92.00 feet from the SE corner of Lot 1, Block 12, Plat "C", Salt Lake City Survey; thence N 47°45' E 31.10 feet; thence N 13°04' W 228.50 feet to the north line of said Parcel No. 3;

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