

06/27/96 6394339 4:35 PM 24-00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: E GRAY DEPUTY - WI

WHEN RECORDED, RETURN TO:

Robert C. Hyde, Esquire
PARSONS, BEHLE & LATIMER
201 South Main Street, Suite 1800
P. O. Box 45898
Salt Lake City, UT 84145-0898

6394339

PLEASE MAIL TAX NOTICE TO GRANTEE
AT ITS ADDRESS LISTED BELOW

96015327

SPECIAL WARRANTY AND QUITCLAIM DEED

THIS SPECIAL WARRANTY AND QUITCLAIM DEED is executed as of June ____, 1996, by HERCULES INCORPORATED, formerly known as Hercules Powder Company, a Delaware corporation ("Grantor"), of Salt Lake County, Utah, in favor of HEXCEL CORPORATION, a Delaware corporation ("Grantee"), of 5794 West Las Positas Boulevard, Pleasanton, CA 94588.

RECITALS:

- A. Grantor is the record owner of certain real property located in Salt Lake County, Utah, more particularly described in Exhibit A attached hereto ("Parcel 1").
- B. Grantor is the record owner of certain real property located in Salt Lake County, Utah, more particularly described in Exhibit B attached hereto ("Parcel 2"). Parcel 1 and Parcel 2 are contiguous.
- C. Grantor desires to convey to Grantee, and Grantee desires to obtain from Grantor, (i) by special warranty deed, all of Grantor's rights, title and interests in and to Parcel 1, and (ii) by quitclaim deed, all of Grantor's rights, title and interests in and to the Parcel 2, in accordance with conveyances set forth below.

CONVEYANCE:

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor executes this Special Warranty and Quitclaim Deed for the purpose of conveying to Grantee as follows:

- 1. Grantor hereby conveys and warrants, against all claiming by, through or under it, to Grantee Parcel 1, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference, subject to all easements, restrictions, rights-of-way and other matters of record or enforceable at law, and taxes and assessments of the year 1996 and thereafter.

BK 7432 Pg 1834

2. Grantor hereby quitclaims to Grantee Parcel 2, as more particularly described in Exhibit B attached hereto and incorporated herein by this reference.

3. Grantor reserves to itself and its successors and assigns, an easement for ingress and egress of pedestrian and vehicular traffic on, over, across and through that portion of Parcel 1 described in Exhibit C attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the hand of said Grantor, this 26th day of June, 1996.

GRANTOR:

HERCULES INCORPORATED,
formerly known as Hercules Powder Company,
a Delaware Corporation

By: *R. Keith Elliott* *MEV*

Print

Name: R. KEITH ELLIOTT

Title: PRESIDENT AND CHIEF

OPERATING OFFICER

STATE OF DELAWARE)

: ss.

COUNTY OF NEW CASTLE)

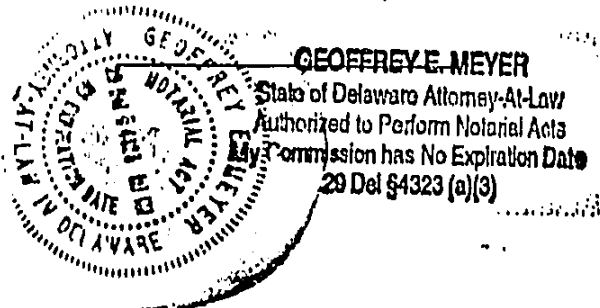
The foregoing instrument was acknowledged before me this 26th day of June, 1996, by R. Keith Elliott, the President and Chief Operating Officer of Hercules Incorporated.

(Seal)

My Commission Expires:

Geoffrey E. Meyer
NOTARY PUBLIC

Residing at: HOCKESSIN, DELAWARE



**EXHIBIT A
TO
SPECIAL WARRANTY AND QUITCLAIM DEED**

Legal Description of Parcel 1

A parcel of land located in the South Half of Section 10, and the Southeast Quarter of Section 9, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the Southeast corner of Section 10, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 89°49'28" West 2620.98 feet to the South Quarter Corner of said Section 10; thence North 89°54'09" West 2625.41 feet to the Southeast Corner of Section 9; thence along the south line of said Section 9 North 89°51'53" West 566.82 feet to the southerly extension of a chain-link fence; thence leaving said section line and following said chain-link fence North 00°50'25" East 935.21 feet to a point of curvature of a 125.00 foot radius curve to the right; thence along the arc of said curve Northeasterly 198.83 feet through a central angle of 91°08'06"; thence South 88°01'29" East 569.35 feet; thence South 88°22'07" East 861.18 feet; thence along said chain-link fence and its easterly extension South 89°15'07" East 774.37 feet; thence South 43°42'19" East 562.32 feet to a chain-link fence; thence along said fence South 01°06'27" West 67.50 feet; thence South 88°41'58" East 589.07 feet; thence North 01°18'17" East 376.46 feet; thence leaving said fence South 88°41'43" East 95.40 feet; thence South 01°18'17" West 48.35 feet; thence South 41°26'24" East 43.13 feet; thence South 01°18'17" West 81.19 feet; thence South 44°16'54" East 27.00 feet; thence South 89°52'04" East 307.71 feet; thence North 45°07'56" East 63.34 feet; thence North 89°40'55" East 292.55 feet; thence North 00°53'46" East 72.66 feet; thence South 88°28'09" East 357.84 feet; thence South 28°48'53" East 191.99 feet to a chain-link fence; thence along said fence South 89°52'04" East 1211.57 feet to the west line of 6400 West Street; thence leaving said fence South 00°02'10" East 608.02 feet along said west line 33.00 feet west of and parallel with the east line of said Section 10; thence South 89°49'28" East 33.00 feet to said east line; thence along said east line South 00°02'10" East 53.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING the following described parcel:

(5400 A) That certain parcel conveyed to Salt Lake County, a body politic and corporate, by Warranty Deed recorded January 22, 1980, as Entry No. 3391393, in Book 5031, at page 429, and by Warranty Deed recorded May 1, 1980, as Entry No. 3429335, in Book 5095, at Page 857 and being further described as follows:

BEGINNING at as point on the North side of 5400 South Street, said point being South 89°42'42" East 259.00 feet along the section line and North 00°17'18" East 33.00 feet from the South Quarter Corner of Section 10, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°17'18" East 9.00 feet; thence South 89°42'42" East 662.39 feet; thence South 00°09'15" East 9.00 feet; thence North 89°42'42" West 662.46 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

(5400 B) That certain parcel conveyed to Salt Lake County, a body politic and corporate, by Warranty Deed recorded January 26, 1982, as Entry No. 3642998 in Book 5335, at Page 336, and being further described as follows:

A 9.00 foot wide strip of land parallel with the center line of 5400 South Street, said point being South 89°42'42" East 259.00 feet and North 00°17'18" East 33.00 feet from the South Quarter Corner of Section 10, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°42'42" West 259.01 feet; thence North 89°46'57" West 1485.63 feet; thence North 00°13'03" East 9.00 feet; thence South 89°46'57" East 1485.60 feet; thence South 89°42'42" East 259.05 feet; thence South 00°17'18" West 9.00 feet; to the POINT OF BEGINNING.

**EXHIBIT B
TO
SPECIAL WARRANTY AND QUITCLAIM DEED**

Legal Description of Parcel 2

A tract of land located in the Northeast Quarter of Section 16, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:

BEGINNING at the Northeast Corner of Section 16, Township 2 South, Range 2 West, Salt Lake Base and Meridian, a Salt Lake County brass cap monument and running thence North $89^{\circ}51'53''$ West 566.82 feet along the north line of said Section 16 as re-established by Salt Lake County in 1982; thence South $00^{\circ}50'25''$ West 15.50 feet to the historic location of the north line of said Section 16, said north line connecting said Northeast Corner and the historic location of the Northwest Corner of said Section 16 as noted in two quit-claim deeds recorded in Book 6081 at Page 1433 and Book 6075 at Page 2679 of the Salt Lake County records; thence North $88^{\circ}34'11''$ East 567.23 feet along said historic north line to the POINT OF BEGINNING. Containing 0.10 Acres.

**EXHIBIT C
TO
SPECIAL WARRANTY AND QUITCLAIM DEED**

Legal Description of Easement Area

BEGINNING at a point on the north right-of-way line of 5400 South Street as conveyed to Salt Lake County January 26, 1982 and recorded in Book 5335 at Page 336, said point being North 89°49'28" West 2366.17 feet along the section line and North 42.00 feet from the Southeast Corner of Section 10, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said north line North 89°49'28" West 12.00 feet; thence North 01°18'17" East 65.21 feet; thence North 88°41'43" West 26.00 feet; South 01°18'17" West 65.72 feet to said north line; thence along said north line North 89°49'28" West 12.00 feet; thence North 01°18'17" East 80.00 feet; thence North 46°18'17" East 21.21 feet; thence North 01°18'17" East 519.55 feet; thence North 44°16'54" West 21.00 feet; thence North 89°52'04" West 84.69 feet to an existing chain link fence; thence along said fence North 01°18'17" East 20.00 feet; thence South 89°52'04" East 119.70 feet; thence South 01°18'17" West 553.98 feet; thence South 43°41'43" East 21.21 feet; thence South 01°18'17" West 80.00 feet to the POINT OF BEGINNING.