

WARRANTY DEED

ENT 31673 BK 2726 PG 215
NINA B. REID UTAH CO RECORDER BY AT
1990 SEP 25 11:18 AM FEE 8.00
RECORDED FOR WILTEC RESEARCH CO

Springville City, a municipality of the State of Utah, with its principal office at 50 South Main Street, Springville, Utah, grantor, hereby conveys and warrants to Wiltec Research Company, Inc. a Utah corporation, with its principal office at 488 South 500 West, Provo, Utah, grantee, for the sum of \$31,700 the following described parcel of land located within Springville City Industrial Park in Springville, Utah County, State of Utah:

Beginning at a point on the West right-of-way line of Mountain Springs Parkway Road in Springville Industrial Park, which point is also common to the Northwest corner of the Murdock Industries property, said point being South 2764.05' and East 301.66' from the South quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 35° 35' 29" West along the West boundary of the Murdock Industries property 361.48 feet to the intersection with a fence line; North 56° 07' 14" West along said fence line 406.43 feet; thence North 53° 47' 10" East 507.38 feet to the West right of way line of Mountain Springs Parkway Road; thence along the arc of a 440.74 foot radius curve to the left 274.91 feet (chord bears South 30° 47' 07" East 270.48 feet) to the point of beginning. Containing 3.17 acres.

Grantor reserves to itself a public utility easement 15 feet wide on the southwesterly edge of said parcel.

Subject, however to the protective covenants adopted by Springville City on October 5, 1976, and recorded on October 7, 1976, as Entry No. 26007 in Book 1504, Pages 87-95, of the records of the Utah County Recorder, and as corrected December 20, 1977, and recorded May 4, 1978, as Entry No. 17026 in Book 1643, Pages 177-178, of the records of the Utah County Recorder; and also subject to rights-of-way and easements of record or which are visible on inspection of the premises.

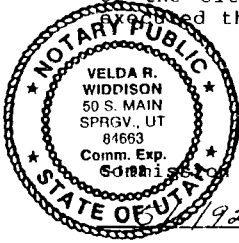
IN WITNESS WHEREOF, grantor has caused this deed to be executed by its duly authorized officers this 30 day of August, 1989.

Richard B. Manning
City Recorder

Springville City,
a municipality by:
Kenneth B. Creer
Kenneth B. Creer, Mayor

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this 30th day of August, 1989, personally appeared before me Kenneth B. Creer and Richard B. Manning, who being each duly sworn said that they are the Mayor and City Recorder, respectively, of Springville City, a municipality of the State of Utah, and that the foregoing warranty deed was signed on behalf of Springville City by authority of a resolution of the City Council, and each duly acknowledged to me that they executed the same on behalf of the city.



Velda R. Widdison
NOTARY PUBLIC

Expires: _____

Residing at:

Springville, Utah