

2569070

WARRANTY DEED

UNITED STATES STEEL CORPORATION, a Delaware corporation, GRANTOR, hereby conveys and warrants to PIONEER ASSOCIATES, INC., a wholly owned subsidiary of JOHN PRICE ASSOCIATES, INC., a Utah corporation, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, the following described tract of land in Salt Lake County, State of Utah, to-wit:

Beginning at a point which is North two thousand six hundred thirty-one (2,631) feet and West three thousand eighty-seven (3,087) feet from the Southeast corner of the Southwest quarter of Section 15, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being twenty-five (25.0) feet South zero degrees three minutes eight seconds East (S. 0° 03' 08" E.) from a Salt Lake City Monument located at the intersection of Swaner Road and 17th South Street; thence along the center line of Swaner Road South zero degrees three minutes eight seconds East (S. 0° 03' 08" E.), one hundred sixty five and forty-one hundredths (165.41) feet to a point; thence along a line South nine degrees fifty-six minutes twenty-five seconds West (S. 9° 56' 25" W.) one thousand twenty-six and forty-three hundredths (1,026.43) to a point; thence South twelve degrees thirty-two minutes West (S. 12° 32' W.) one hundred forty-six and twenty-six hundredths (146.26) feet to a point; thence southerly seven-hundred nine and fifty-five hundredths (709.55) feet along a one-thousand sixteen and thirty-five hundredths (1016.35) foot radius curve to the left to a point of tangency; thence South fifty-two degrees thirty-two minutes West (S. 52° 32' W.) six-hundred eighty-five and forty-five hundredths (685.45) feet to a point; thence southwesterly six-hundred fifty-seven and seventy-six (657.76) feet along a nine hundred sixty-six and seventy-four hundredths (966.74) foot radius curve to the left to a point which is seventy and ninety-five hundredths feet radial distance northerly from the "H" ramp of Utah State Road Commission highway construction project No. 215-9 to 2100 South Street at Engineer

Recorded SEP 12 1978 at 12:00
Request of John Price P. Holloman & P. Smith
BY: [Signature] COUNTY CLERK
640 BY: [Signature] Deputy
500 E. 8000th St. Salt Lake City, Utah 84111

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UNITED STATES STEEL CORPORATION, a Delaware corporation, GRANTOR, hereby conveys and warrants to PIONEER ASSOCIATES, INC., a wholly owned subsidiary of JOHN PRICE ASSOCIATES, INC., a Utah corporation, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, the following described tract of land in Salt Lake County, State of Utah, to-wit:

Beginning at a point which is North two thousand six hundred thirty-one (2,631) feet and West three thousand eighty-seven (3,087) feet from the Southeast corner of the Southwest quarter of Section 15, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being twenty-five (25.0) feet South zero degrees three minutes eight seconds East (S. 0° 03' 08" E.) from a Salt Lake City Monument located at the intersection of Swaner Road and 17th South Street; thence along the center line of Swaner Road South zero degrees three minutes eight seconds East (S. 0° 03' 08" E.), one hundred sixty five and forty-one hundredths (165.41) feet to a point; thence along a line South nine degrees fifty-six minutes twenty-five seconds West (S. 9° 56' 25" W.) one thousand twenty-six and forty-three hundredths (1,026.43) to a point; thence South twelve degrees thirty-two minutes West (S. 12° 32' W.) one hundred forty-six and twenty-six hundredths (146.26) feet to a point; thence southerly seven-hundred nine and fifty-five hundredths (709.55) feet along a one-thousand sixteen and thirty-five hundredths (1016.35) foot radius curve to the left to a point of tangency; thence South fifty-two degrees thirty-two minutes West (S. 52° 32' W.) six-hundred eighty-five and forty-five hundredths (685.45) feet to a point; thence southwesterly six-hundred fifty-seven and seventy-six (657.76) feet along a nine hundred sixty-six and seventy-four hundredths (966.74) foot radius curve to the left to a point which is seventy and ninety-five hundredths feet radial distance northerly from the "H" ramp of Utah State Road Commission highway construction project No. 215-9 to 2100 South Street at Engineer

Recorded SEP 11 1973 at 12:00
Request of John Price Blalock & Powell
FOR FILE - SALT LAKE COUNTY, UTAH
640 MB Deputy
920 E. 9000th North
8411

Station 32 + 43.35. Note: Tangent to said curve at its point of ending bears South eighty-eight degrees twenty-nine minutes West (S. 88° 29' W.); thence South eighty-four degrees sixteen minutes thirty-six seconds West (S. 84° 16' 36" W.) three hundred forty-five and one hundredths (345.01) feet to a point; thence North zero degrees three minutes eight seconds West (N. 0° 03' 08" W.) one hundred three and sixty-one hundredths (103.61) feet to a point; thence North sixty degrees three minutes eight seconds West (N. 60° 03' 08" W.) one hundred three and ninety hundredths (103.90) feet to a point; thence South eighty-nine degrees fifty-six minutes Fifty-two seconds West (S. 89° 56' 52" W.) twenty-five (25.0) feet to a point on the West boundary line of entire tract; thence North zero degrees three minutes eight seconds West (N. 0° 03' 08" W.) two thousand four hundred three and ninety-six hundredths (2403.96) feet along the center line of Pioneer Road to a point twenty-five (25.0) feet South of the intersection of 17th South Street and Pioneer Road; thence North eighty-nine degrees forty-five minutes thirty seconds East (N. 89° 45' 30" E.) two thousand one hundred ninety-two and eighty-eight hundredths (2192.88) feet to the point of beginning. Containing 105.49 acres, more or less.

Reserving unto Grantor, however, all minerals and mining rights in and to the said properties.

UNDER AND SUBJECT also to the following:

- (1) General taxes for the year 1973.
- (2) Provisions of the Salt Lake City Zoning Ordinance.
- (3) Reservations in favor of United States of America in deed from United States of America, dated February 1, 1949, and recorded February 1, 1949, in Book 660 at page 163 as Entry No. 1147189 of the records of the Salt Lake County Recorder, Salt Lake County, Utah.
- (4) Easement from John M. Wallace et al. to Utah Power and Light Company dated February 1, 1949, and recorded February 1, 1949, in Book 660 at page 168 as Entry No. 1147190 of the records of the Salt Lake County Recorder, Salt Lake County, Utah.

(5) License Agreement from Leland S. Swaner et al. to Utah Power and Light Company dated July 31, 1958, and recorded August 7, 1958, as Entry No. 1604916 of the Records of the Salt Lake County Recorder, Salt Lake County, Utah

(6) Easement for existing drainage ditch, the center of which is located along a line described as follows:

Beginning at a point two hundred (200) feet, more or less, West from the Northeast corner of said property, and running thence generally South through said property.

(7) Easement from John M. Wallace et al. to Mountain Fuel Supply Company dated September 16, 1953, and recorded September 23, 1953, in Book 1036 at page 348 as Entry No. 1345074 of the records of the Salt Lake County Recorder, Salt Lake County, Utah.

(8) Easement from John M. Wallace and L. S. Swaner to Salt Lake City Corporation dated June 11, 1958, and recorded June 20, 1958, in Book 1514 at page 461 as Entry No. 1596858 of the records of the Salt Lake County Recorder, Salt Lake County, Utah.

(9) That portion in the Northeast corner of the property herein conveyed which remains as part of Swaner Road and which remains dedicated by instrument recorded March 13, 1962 in Book Y at page 15 as Entry No. 1832815 of the records of the Salt Lake County Recorder, Salt Lake County, Utah.

(10) The West 25 feet of said property which remains set aside as a right of way for public use and which is more particularly described as follows:

Beginning at a point which is North 2631 feet and West 3087 feet and South 89° 45' 30" West 2192.88 feet from the South 1/4 corner of Section 15, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point being also 25.0 feet South 0° 03' 08" East from a Salt Lake City Monument located at the intersection of 17th South Street and Pioneer Road; and running thence North 89° 56' 52" East

25.0 feet; thence South 0° 03' 08" East 2403.96 feet more or less to a point; thence South 89° 56' 52" West 25.0 feet to the West Boundary line of the entire tract; thence North 0° 03' 08" West 2403.96 feet along the center line of Pioneer Road to the place of beginning.

(11) Building restrictions, covenants, reservations and other provisions set forth on page 3 and 4 of Deed from John M. Wallace et ux. et al. to Union Tank Car Company dated September 25, 1958, and recorded in Book 1561 at page 529 of records of Salt Lake County Recorder, Salt Lake County, Utah

(12) Easement from Union Tank Car Company to Utah Power and Light Company dated October 17, 1960, and recorded January 16, 1961, as Entry No. 1756751 in Book 1773 at page 260 of the records of the Salt Lake County Recorder, Salt Lake County, Utah.

(13) Letter Agreement between Leland S. Swaner and Union Tank Car Company dated April 6, 1960. Grantee assumes obligations of Grantor remaining under said Letter Agreement.

(14) The northerly thirty feet between Swaner and Pioneer Roads are subject to a right of way for public use created by Ordinance 50 of 1964 of Salt Lake City Corporation widening 17th South Street.

(15) Ten-inch water line located 16 feet south of former south line of 17th South Street within 30-foot right of way set forth at (14) above.

(16) Six-foot wide sidewalk remaining in Northeast corner of said premises west of west line of remainder of Swaner Road and approximately parallel thereto extending Southward from the 17th South Street.

(17) Twenty-four inch drainage pipe crossing Swaner Road, and discharging into drainage ditch referred to as item (6) above, at a point 655 feet north of the center line of 21st South Street.

(18) Subject to Easement in favor of Utah State Road Commission on part of South one-half of the Southeast Quarter,

BOOK 2118 PAGE 5

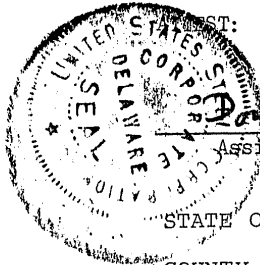
Section 16, Township 1 South, Range 1 West, as set forth in the Final Order of Condemnation, State of Utah v. United States Steel Corporation, Civil No. 180122, Filed June 3, 1969 and recorded in Book 2764 at page 99 of the records of the Salt Lake County Recorder, Salt Lake County, Utah.

*Spaulding
Vice-Pres.-
Engr. & Constr.*

(19) Subject also to Purchase Money Mortgage dated as of the 31ST day of AUGUST, 1973, from Grantee herein as Mortgagor to Grantor herein as Mortgagee.

Conveyance of land subject to items (1) to (19) above, is not intended to create or confer any rights in anyone or concede the validity of any rights pertaining thereto but is intended only to limit United States Steel Corporation's liability for items (1) to (19) under this Deed.

DATED as of this 31ST day of AUGUST, 1973.

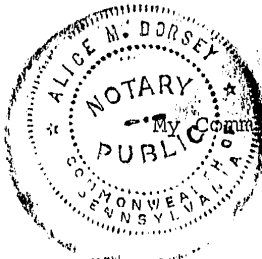


UNITED STATES STEEL CORPORATION

Dorsey & Seab Assistant Secretary By J. R. Dembeck Its President,
of USS Realty Development Division

STATE OF PENNSYLVANIA)
) ss.
COUNTY OF ALLEGHENY)

On the 31st day of August, 1973, personally appeared before me J. R. Dembeck who being by me duly sworn, did say that he is President, USS Realty Development Division of United States Steel Corporation and that the above Warranty Deed was signed in behalf of said Corporation and acknowledged to me that said Corporation executed the same.



Alice M. Dorsey
Notary Public, Residing at _____

BOOK 2418 PAGE 6