

Cutie Pie Corporation
Craig Shuler
443 West 400 North
Salt Lake City, Utah 84103

ORIGINAL

2881

5581168

QUITCLAIM DEED

887-67
5581168
17 AUGUST 73 02:50 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: KARMA BLANCHARD, DEPUTY

UNION PACIFIC RAILROAD COMPANY, a Utah corporation (which through merger with the Oregon Short Line Railroad Company became successor in interest to the real property described herein), Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto CUTIE PIE CORPORATION, a Utah corporation, Grantee, whose address is 443 West 400 North, Salt Lake City, Utah 84103, Grantee, and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate consisting of 1,280 square feet, more or less, situated in Lot 6, Block 116, Plat "A", Salt Lake City Survey, Salt Lake City in Salt Lake County, State of Utah, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

This deed is made SUBJECT to the following:

- (a) That certain Mineral Deed dated as of April 1, 1971, from Union Pacific Railroad Company to Union Pacific Land Resources Corporation wherein Union Pacific Railroad Company conveyed all its right, title and interest in and to all minerals and mineral rights of every kind and character now known to exist or hereafter discovered in and underlying the land described in Exhibit A hereto attached, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to Union Pacific Land Resources Corporation, its successors and assigns, but without entering upon or using the surface of said land, and in such manner as not to damage the surface of said land or to interfere with the use thereof by Union Pacific Railroad Company, its successors and assigns.
- (b) All taxes and all assessments, or, if payable in installments, all installments of assessments, levied upon or assessed against the property described in Exhibit A which became or become due and payable in the year 1993 shall be prorated as of the date of delivery of this deed by Grantor to Grantee, said date being the ___ day of _____, 19___; and Grantee assumes and agrees to pay, or to reimburse Grantor for, if paid by

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it, all such taxes and assessments and installments of assessments applicable to the period subsequent to the date of delivery of this deed and assume all taxes and all assessments and all installments of assessments which may become due and payable after said year.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the property described in Exhibit A unto the said Grantee and unto its successors and assigns.

Grantor, Federal ID No. 13-6400825, is not a foreign corporation and withholding of Federal Income Tax from the amount realized will not be made by Grantee. A Certification prepared in conformance with IRS regulations under Section 1445 of the Internal Revenue Code is attached as Exhibit C.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 9TH day of July, 1973.

Attest:

UNION PACIFIC RAILROAD COMPANY,

A. W. Sayers

Assistant Secretary

By *R. B. Schantz*

Executive Vice President-Operation

(Seal)

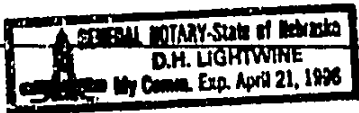
ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) ss.
2COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged on this 9th day of July, 1933, before me, a Notary Public duly commissioned, qualified and acting, within and for the said County and State, by R. B. SCHULTZ and A. L. Shoener and C. W. SAYLORS, to me personally known, who stated that they were the ^{EXEC. ASST TO THE} Executive Vice President-Operation and Assistant Secretary, respectively, of Union Pacific Railroad Company, a Utah corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.


Notary Public

My commission expires:



UNION PACIFIC RAILROAD COMPANY
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

EXHIBIT "A"

A parcel of land situate in Lot 6, Block 116, Plat "A", Salt Lake City Survey, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

Commencing at the northeast corner of said Lot 6;
thence S.39°55'27"W. along the north line of said Lot 6, a distance of 122.786 feet;
thence S.00°05'35"W., a distance of 165.075 feet;
thence N.89°55'27"E., a distance of 5.86 feet to the True Point of Beginning;
thence N.89°55'27"E., a distance of 35.0 feet;
thence S.00°05'35"W., a distance of 40.0 feet;
thence S.89°55'27"W., a distance of 29.0 feet;
thence N.08°26'29"W., a distance of 40.43 feet to the Point of Beginning.

Containing an area of 1280 square feet, more or less.

OFFICE OF CONTRACTS & REAL ESTATE
OMAHA, NEBRASKA JUNE 10, 1993
WRITTEN BY FJF
CUTIE.1 887-67

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EXHIBIT B

CERTIFICATION OF NON-FOREIGN STATUS


Under Section 1445(e) of the Internal Revenue Code, a corporation, partnership, trust, or estate must withhold tax with respect to certain transfers of property if a holder of an interest in the entity is a foreign person. To inform the transferee that no withholding is required with respect to UNION PACIFIC RAILROAD COMPANY's interest in it, the undersigned hereby certifies the following on behalf of UNION PACIFIC RAILROAD COMPANY:

1. UNION PACIFIC RAILROAD COMPANY is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. UNION PACIFIC RAILROAD COMPANY's U.S. employer identification number is 13-6400825; and
3. UNION PACIFIC RAILROAD COMPANY's office address is 1416 Dodge Street, Omaha, Nebraska 68179-1100, and state of incorporation is Utah.

UNION PACIFIC RAILROAD COMPANY agrees to inform the transferee if it becomes a foreign person at any time during the three year period immediately following the date of this notice.

UNION PACIFIC RAILROAD COMPANY understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of UNION PACIFIC RAILROAD COMPANY.


Title: DIRECTOR - REAL ESTATE
Date: 7-9-93