

PLATED BY SEE
ENTERED BY MIC. 10

24456-4W
WHEN RECORDED MAIL TO:

THE COYOTE CLUB, A UTAH GENERAL PARTNERSHIP
2774 INDUSTRIAL DRIVE
OGDEN, UT 84401

E# 1193018 BK1638 PG0284
DOUG CROFTS, WEBER COUNTY RECORDER
16-SEP-92 412 PM FEE \$10.00 DEP MH
REC FOR: BONNEVILLE TITLE

WARRANTY DEED

LASSEN AND ASSOCIATES, aka LASSEN & ASSOCIATES, A General Partnership
of _____, County of _____, State of _____ grantors,
hereby CONVEY and WARRANT to

THE COYOTE CLUB, A UTAH GENERAL PARTNERSHIP .

of OGDEN, County of WEBER, State of Utah, grantees,
for the sum of Ten dollars and other good and valuable consideration,
the following tract of land in WEBER County, State of Utah, to-wit

SEE EXHIBIT "A"
ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF

~~15-125-0004~~

Subject to easements restrictions and rights of way appearing of record or enforceable in law and equity and 1992 taxes and thereafter.

WITNESS the hand of said grantor, this 2nd day of September, 1992

Signed in the presence of

Clark D. Vanderhoof
CLARK D. VANDERHOOF, A General Partner
Keith O. Lassen
KEITH O. LASSEN, A General Partner
Joseph E. Tugaw
JOSEPH E. TUGAW, A General Partner

STATE OF Utah)
COUNTY OF Salt Lake) :ss

On the 4th day of September, 1992, personally appeared before me
CLARK VANDERHOOF, a General Partner of LASSEN AND ASSOCIATES,
aka LASSEN & ASSOCIATES, A General Partnership

the signer(s) of the foregoing instrument, who duly acknowledged
that they executed the same on behalf of said General Partnership

Donald A. Courtney
Notary Public
STATE OF UTAH

My Commission Expires:
Residing at:



E# 1193018 BK1638 P6265

STATE OF ARIZONA }
COUNTY OF MARICOPA } :SS

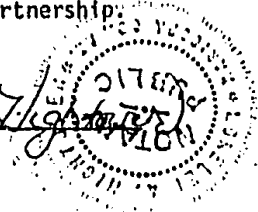
On the 8th day of September, 1992, personally appeared before me
Keith O. Lassen, A General Partner of LASSEN AND ASSOCIATES,
aka LASSEN & ASSOCIATES, A General Partnership,
the signer(s) of the foregoing instrument, who duly acknowledged to
me they executed the same on behalf of said General Partnership.

11-23-95

My Commission Expires:
Residing at:

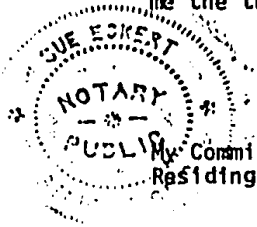
9 N. Pepper Pl.
Mesa AZ 85201

Lois A. Lightfoot
Notary Public



STATE OF Idaho }
COUNTY OF TWIN Falls } :ss

On the 14th day of September, 1992, personally appeared before me
JOSEPH E. TUGAW, A General Partner of LASSEN AND ASSOCIATES,
aka LASSEN & ASSOCIATES, A General Partnership,
the signer(s) of the foregoing instrument, who duly acknowledged to
me they executed the same on behalf of said General Partnership.



Sue Eckert
Notary Public

My Commission Expires: 10-15-96
Residing at: Buhl, Idaho 83316

EXHIBIT "A"

15-123-0006 CLAIMS 0017 CLAIMS Pt.

All of Lot 12, OGDEN COMMERCIAL AND INDUSTRIAL PARK, PLAT "A", in the City of Ogden, Utah according to the official plat thereof. ALSO: A part of Ogden Commercial and Industrial Park, Plat "A", a subdivision in Ogden City, Weber County, Utah;

Beginning at a point on the centerline of the railroad right of way, said point being North 46°54'30" West 22.50 feet from the most westerly corner of Lot 3, in said subdivision; and running thence North 46°54'30" West 22.50 feet to the most Southerly corner of Lot 12; thence North 43°05'30" East 380.63 feet; thence to the right along the arc of a 595.46 foot radius curve 286.79 feet to a point 9.67 feet Westerly of the most Easterly corner of Lot 12; thence South 0°31'30" West 24.00 feet, more or less, to a point on the centerline of said railroad right of way; thence to the left along the arc of a 572.96 foot radius curve 267.79 feet, the chord of said curve bears South 56°28'52" West 265.36 feet; thence South 43°05'30" West 380.63 feet to the point of beginning.

RESERVING THEREFROM THE FOLLOWING DESCRIBED DRAINAGE EASEMENT CROSSING SAID PROPERTY.

Said drainage easement being a strip of land 10 feet wide and lying 5 feet on each side of the following described centerline: Beginning at a point North 46°54'30" West 22.50 feet from the most Westerly corner of Lot 3 in said subdivision; and running thence North 43°05'30" East 380.63 feet; thence to the right along the arc of a 572.96 foot radius curve 146.66 feet, the chord of said curve bears North 50°25'29" East 146.26 feet.

RESERVING THEREFROM THE FOLLOWING SUB-DRAIN OUTFALL EASEMENT CROSSING SAID PROPERTY.

A Strip of land 48 feet wide and lying 24 feet on each side of the following described centerline: Beginning at a point North 43°05'30" East 106.49 feet and North 32°32' West 23.23 feet from the most Westerly corner of Lot 2, in said subdivision and running thence North 32°32' West 23.23 feet.