

6573548

PREPARED BY AND WHEN  
RECORDED, PLEASE RETURN TO:

Victor A. Taylor, Esq.  
Kimball, Parr, Waddoups, Brown & Gee  
185 South State Street, Suite 1300  
P.O. Box 11019  
Salt Lake City, Utah 84147-0019  
telephone: (801) 532-7840  
telecopier: (801) 532-7750

D191390

6573548  
02/14/97 4:24 PM 19.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
ASSOCIATED TITLE  
REC BY: B ROME DEPUTY - WI

**QUITCLAIM DEED**

[Alan S. Layton and Layton Construction, Inc./Parkway Partners]

THIS INSTRUMENT is executed as of the 12<sup>th</sup> day of February, 1997, by ALAN S. LAYTON, an individual, and LAYTON CONSTRUCTION, INC., a Utah corporation (collectively, "Grantors"), whose address is 9090 Sandy Parkway, Sandy, Utah 84070, in favor of PARKWAY PARTNERS, a Utah general partnership ("Grantee"), whose address is 9090 Sandy Parkway, Sandy, Utah 84070.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantors hereby quitclaim to Grantee certain real property located in Salt Lake County, Utah, described as follows:

PARCEL A:

Beginning at a point on the westerly right-of-way line of the D.&R.G. Railroad, said point being North 985.33 feet and West 611.41 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 143.66 feet; thence North 00°01'41" West 30.47 feet; thence West 196.56 feet to a point on the easterly right-of-way line of Sandy Parkway, said point also being a point of curvature; thence northerly along the arc of a 3639.09 foot radius curve to the left (center bears South 86°25'56" West) through a central angle of 01°14'15", a distance of 78.59 feet to a point of tangency; thence North 04°48'19" West 90.36 feet; thence North 89°40'00" East 338.29 feet to a point on the westerly right-of-way line of the D.&R.G. Railroad, said point also being a point of curvature; thence southerly along the arc of a 5650.00 foot radius curve to the right (center bears South 84°38'03" West) through a central angle of 02°02'34", a distance of 201.45 feet to the point of beginning.

[THE FOREGOING PARCEL A is all of Lot 2, SANDY PARKWAY PLAT "A", according to the official plat thereof, on file and of record in the Salt Lake County Recorder's Office, together with other property.]

l:/layton/golden/deed.vat  
February 12, 1997

RECORDED AS NO. 1

BK 7599PG 1442

PARCEL B:

Beginning at a point which is North 785.03 feet and North 89°54'38" West 603.37 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°54'38" West 341.23 feet to a point on the East right-of-way line of Sandy Parkway; thence North 00°03'00" West along said East right-of-way line 6.01 feet to a point of curvature; thence northerly along the arc of a 3639.09 foot radius curve to the left (center bears South 89°57'00" West) through a central angle of 03°31'04", a distance of 223.43 feet; thence North 90°00'00" East 196.56 feet; thence South 00°01'41" East 30.47 feet; thence East 143.66 feet to a point on the westerly right-of-way line of the D.&R.G. Railroad; thence along the arc of a 5650.00 foot radius curve to the right (center bears South 86°40'37" West) through a central angle of 02°01'24", a distance of 199.54 feet to the point of beginning.

PARCEL C:

Beginning at a point on the westerly right-of-way line of the D.&R.G. Railroad, said point being North 583.29 feet and West 602.40 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 152.63 feet; thence South 29.00 feet; thence West 189.36 feet to a point on the easterly right-of-way line of Sandy Parkway; thence North 00°03'00" West 232.21 feet; thence South 89°54'38" East 341.23 feet to a point on the westerly right-of-way line of the D.&R.G. Railroad; thence southerly along the arc of a 5650.00 foot radius curve to the right (center bears South 88°42'01" West) through a central angle of 02°03'20", a distance of 202.69 feet to the point of beginning.

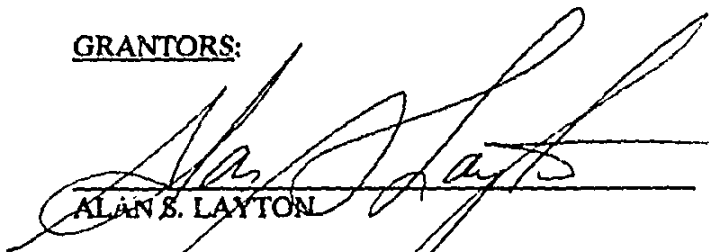
PARCEL D:

Beginning at a point on the West line of the D.&R.G. Railroad, said point being North 392.915 feet and West 608.125 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°53'00" West 330.827 feet to the East line of Sandy Parkway; thence North 02°48'06" West along said East line 110.31 feet; thence North 00°03'00" West 51.87 feet; thence East 189.357 feet; thence North 29.00 feet; thence East 152.63 feet to a point on the arc of a 5650 foot radius curve to the right and the West line of said D.&R.G. Railroad; thence southwesterly along the arc of said curve and said West line (center bears North 89°14'39" West), through a central angle of 01°55'53", a distance of 190.47 feet to the point of beginning.

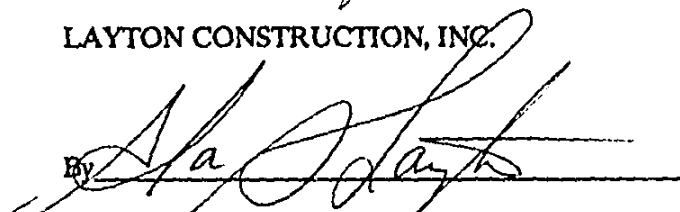
[NOTE FOR COUNTY RECORDER: PLEASE ASSIGN SEPARATE SERIAL NUMBERS FOR EACH OF THE FOREGOING FOUR (4) PARCELS.]

GRANTORS have executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

GRANTORS:

  
\_\_\_\_\_  
ALAN S. LAYTON  
Date FEB. 13, 1997

LAYTON CONSTRUCTION, INC.

By   
\_\_\_\_\_  
Its PRESIDENT  
Date FEB. 13, 1997

State of Utah )  
 ) ss.  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 1997, by Alan S. Layton.

(Seal)

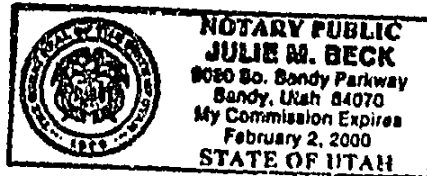
Julie M. Beck  
Notary Public

My Commission Expires:

Feb 2, 2000

Residing at:

Sandy, UT



State of Utah )  
 ) ss.  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 1997, by ALAN S. LAYTON, the PRESIDENT of Layton Construction, Inc.

(Seal)

Julie M. Beck  
Notary Public

My Commission Expires:

Feb 2, 2000

Residing at:

Sandy, UT

