

WHEN RECORDED, MAIL TO:

Mr. and Mrs. Clarence Cooper

61 South 6th East

Salt Lake City, Utah 84102

Space Above for Recorder's Use

SPECIAL WARRANTY DEED

3625091

[CORPORATE FORM]

NAVALCO OF UTAH, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

Clarence B. Cooper and Hazel F. Cooper, husband and wife, as joint tenants with right of survivorship grantees of 61 South 6th East, Salt Lake City, Utah 84102 for the sum of TEN & NO/100 (and other good and valuable consideration)----- DOLLARS the following described tract of land in Salt Lake County, State of Utah:

See attached.

650
Valley Banc Trust
REC'D
KATHLEEN J. JENSEN
RECORDER
SALT LAKE COUNTY
UTAH
MAY 20 10 28 AM '81

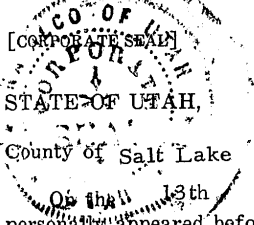
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 13th day of November, A. D. 19 81

Attest:

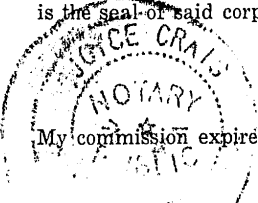
S. B. Szoke
S. B. Szoke Secretary.

NAVALCO OF UTAH
By E. A. Hagerman
E. A. Hagerman Vice-President.



ss.
On this 13th day of November, A. D. 1981

personally appeared before me E. A. Hagerman and S. B. Szoke who being by me duly sworn did say, each for himself, that he, the said E. A. Hagerman is the Vice - president, and he, the said S. B. Szoke is the secretary of NAVALCO OF UTAH, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said E. A. Hagerman and S. B. Szoke each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Joyce Craig
Notary Public.
My residence is Wasatch, Utah

My commission expires 1-21-85

BOOK 5315 553

Commencing at a point 13.333 rods South along the section line from the West quarter corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South along said Section line 66.667 rods to the Southwest corner of the Northwest quarter of the Southwest quarter; thence East along the 1/16 section line, 160.0 rods; to the North-South center section line; thence North on said line 66.667 rods; thence West 160.0 rods to the point of commencement.

Subject to and together with a right of way over the West 50 feet of the Northwest quarter of the Southwest quarter and the West half of the Northwest quarter.

Subject to and together with a right of way over the East 50 feet of the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter.

Subject to and together with a 50 foot road right of way being 25 feet on each side of the following described centerline: Commencing at a point 13.333 rods South of the West quarter corner and running thence East 160 rods.

Subject to and together with all easements, restrictions, and declarations of record, and however evidenced.

BOOK 5315

554