

ORIGINAL

DOCUMENT

SIR NO. 434

AMT NO.

WARRANTY DEED

3201240

UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Nebraska, GRANTOR, hereby conveys and warrants to TRANSAMERICA FILM SERVICE CORPORATION, a corporation of the State of Delaware, GRANTEE, for the sum of ONE AND NO/100 DOLLARS (\$1.00), and other valuable consideration, the receipt whereof is hereby acknowledged, the following described tract of land in Salt Lake City, Salt Lake County, State of Utah, to wit:

A parcel of land being a portion of Lot 1, Centennial Industrial Park, Phase III, Salt Lake City, Salt Lake County, Utah, recorded September 23, 1977, as Entry No. 3001204, in the Office of the Recorder of said County, bounded and described as follows:

Beginning at the southwest corner of said Lot 1, said point being the beginning of a non-tangent curve westerly, the center of which bears S. 80° 35' 05" W., a distance of 5829.58 feet;

thence northerly, along the arc of said curve and the westerly line of said Lot 1, through an angle of 3° 36' 54", an arc distance of 367.81 feet;

thence continuing along said westerly line, N. 12° 17' 17" W., a distance of 39.42 feet, to a point of intersection with the westerly prolongation of the southerly line of that certain parcel of land heretofore conveyed by Union Pacific Land Resources Corporation to Western Sheet Metal, Inc., by Warranty Deed dated July 19, 1978;

thence S. 89° 50' 04" E., along said southerly line and the westerly and the easterly prolongations thereof, a distance of 907.86 feet, more or less, to a point on the east line of said Lot 1;

Recorded NOV 22 1978 at 12:40 PM

Request of Transamerica Film Service

\$ 7.00

Patricia A. [Signature]

PO Box 30333 84125

BOOK 4775 PAGE 1090

thence S. 0° 09' 56" W., along said east line,
a distance of 398.88 feet;

thence N. 89° 50' 04" W., a distance of 764.74 feet,
more or less, to a point on a southerly line of said
Lot 1;

thence N. 89° 56' 40" W., along said southerly line,
a distance of 62.01 feet, at the POINT OF BEGINNING.

Containing an area of 345,116 square feet, more or
less.

Together with all rights of way, easements, tenements, heredita-
ments and appurtenances thereunto belonging.

EXCEPTING from this grant and reserving unto the
GRANTOR, its successors and assigns forever, all minerals and
all mineral rights of everykind and character now known to
exist or hereafter discovered, 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 the GRANTOR, its successors or assigns, but without
entering upon or using the surface of the lands hereby conveyed
and in such manner as not to damage the surface of said lands,
or to interfere with the use thereof by the GRANTEE, its
successors and assigns.

The above-described property is conveyed subject to
all conditions, restrictions, reservations, easements and en-
cumbrances that are of record or open and obvious on the ground,
including, but not limited to:

- (1) Declaration of Covenants, Conditions and
Restrictions for Lots 1, 2, 3 and 4 of

Centennial Industrial Park, Phase III,
recorded in Salt Lake County, April 25,
1978, as Instrument No. 3097836, in Book
4661, Pages 168 through 179;

- (2) Those that are noted on the recorded plat
for Centennial Industrial Park, Phase III.

IN WITNESS WHEREOF, the said GRANTOR has caused
these presents to be executed by its Executive Vice
President and attested by its Assistant Secretary thereunto duly
authorized, on the 2nd day of November, 19 78.

UNION PACIFIC LAND RESOURCES CORPORATION

By H. F. Hansen
Executive Vice President

Attest:

J. J. Muskiche
Assistant Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 2nd day of November, 19 78,
before me, a Notary Public in and for said County, personally
appeared H. F. Hansen to me personally known to be
Executive Vice President of UNION PACIFIC LAND
RESOURCES CORPORATION, who being duly sworn did say that the
seal affixed to the foregoing instrument is the corporate seal
of said Corporation, and that said instrument was signed, sealed
and executed in behalf of said Corporation by authority duly

conferred by its By-Laws, and acknowledged to me said instrument to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this, my certificate, written.

D. W. Volkers

Notary Public
Residing at Douglas County, Nebraska

My commission expires:

September 7, 1980

Notary Public
Residing at Douglas County, Nebraska
September 7, 1980