



Western States Title Company

Return To:

Grantee:

Rex B. Dahlberg
Suite 201 B
23875 Ventura Boulevard
Calabasas, California 91302

See
Rebecca Gray
REBECCA GRAY

WESTERN STATES
DEP

AUG 20 10 50 AM '86

KATHLEEN DIXON
REGISTER
SALT LAKE COUNTY,
UTAH

4298705

WARRANTY DEED

LELAND S. SWANER, County of Salt Lake, State of Utah, hereby
CONVEYS and WARRANTS to REX B. DAHLBERG, grantor
of Salt Lake City, State of Utah, hereby

of Los Angeles County, State of Utah, grantee
TEN AND NO/100-----and other good and valuable consideration-----DOLLARS,
for the sum of
the following described tract of land in Salt Lake County,
State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

WITNESS, the hand of said grantor, this 18th day of August, A. D. 19 86.

Signed in the Presence of

Leland S. Swaner
Leland S. Swaner

STATE OF UTAH,
County of SALT LAKE

} ss.

On the 18th day of August, A. D. 19 86
personally appeared before me LELAND S. SWANER

the signer of the within instrument, who duly acknowledged to me that he executed the same.

LaNita Jensen
LaNita Jensen,

Notary Public.

My commission expires April 8, 1986

Residing in 370 East 500 South,
Salt Lake City, Utah 84111

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EXHIBIT "A"

Page 1

PARCEL NO. 1:

Beginning at a point being West 25.00 feet from the Salt Lake City monument in the intersection of 1500 South Street and Pioneer Road, said City monument being East 19.442 feet, North 0°03'08" West 4354.879 feet from the South 1/4 corner of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°56'52" West 1004.59 feet; thence South 0°03'08" East 25.69 feet; thence West 233.07 feet to the Easterly boundary of that tract of land conveyed in Warranty Deed and recorded November 12, 1974 in Book 3720, Page 194, Document No. 2664259, Salt Lake County Records; thence along said Easterly boundary North 416.64 feet to a point being 12.00 feet North of the centerline of a spur track, said point being on the Southerly boundary of that tract of land conveyed in Quit-Claim Deed and recorded February 7, 1951 in Book 834, Page 449, Document No. 1233757, Salt Lake County Records; thence along said Southerly boundary parallel and 12.00 feet Northerly from the centerline of said spur tract North 89°56'52" East 824.04 feet; thence continuing along said Southerly boundary and 12.00 feet Northerly of said centerline along the arc of a 572.96 foot curve to the left 461.57 feet, having a central angle of 46°09'33" to the Westerly right-of-way line of Pioneer Road; thence South 0°03'08" East 567.25 feet along said right-of-way line to the point of beginning.

PARCEL NO. 2:

Beginning at a point being South 139.90 feet and West 1183.54 feet from the Northwest corner of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the Southerly boundary of that tract of land conveyed in Special Warranty Deed and recorded March 21, 1985 in Book 5638, Page 1938, Document No. 4063842, Salt Lake County Records, said point also being in a chain link fence line; thence along said Southerly boundary North 89°55'56" East, 1603.15 feet to the Westerly boundary of that tract of land conveyed in Quit-Claim Deed and recorded February 7, 1951 in Book 834, Page 449, Document No. 1233757, Salt Lake County Records; thence along said Westerly boundary South 0°03'08" East 411.50 feet to a point 12.00 feet North of the centerline of a spur track, said point also being the Southwest corner of that tract of land in Quit-Claim Deed recorded February 7, 1951; thence along the Southerly boundary of said tract of land parallel to and 12.00 feet North of said centerline of spur tracks North 89°56'52" East, 357.49 feet to the old City Limits line; thence along said old City Limits line South 0°09'16" East 418.46 feet; thence South 89°53'24" West 1664.60 feet to a point in a chain link fence said point being 1.37 feet North 37°33'36" West of the corner of said chain link fence; thence along said chain link fence North 37°33'36" West 486.84 feet to an angle point in said fence; thence continuing along said fence North 0°06'01" West 445.00 feet to point of beginning.

PARCEL NO. 3:

Beginning at a point being South 549.17 feet and East 777.48 feet from the Northwest corner of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point being on the Southerly boundary of that tract of land conveyed in Quit-Claim Deed and recorded February 7, 1951 in Book 834, Page 449, Document No. 1233757, Salt Lake County Records, said point also being on the old city limits line and 12 feet North of the centerline of a spur track; thence along said Southerly boundary, parallel to and 12.00 feet North of said centerline of spur track North 89°56'52" East, 384.32 feet to the Westerly boundary of that tract of land conveyed in Warranty Deed and recorded November 12, 1974 in Book 3720, Page 194, Document No. 2664259, Salt Lake County Records; thence along said Westerly boundary South 418.08 feet to the Northerly boundary of that tract of land leased to Harshaw and Filtrol Corp.; thence along said Northerly boundary South 89°53'24" West, 383.19 feet to the old city limits line; thence along said old city limits line North 0°09'16" West 418.46 feet to the point of beginning.

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See Page 2 of Exhibit "A" attached hereto and by this reference made a part hereof.

This conveyance is further expressly subject to the following covenants and restrictions:

- (a) No structure other than rights of way and non-building facilities to serve rail trackage shall be constructed on the property which is less than 25 feet from any property line, unless approved by the Grantor, except that such restriction shall be modified to 25 feet from the center of any abutting rail trackage.

- (b) The use of the property conveyed by this deed shall be restricted to usage permitted in an M-1 District as set forth in the Zoning Ordinances of Salt Lake City, Utah, as of the date hereof, but further prohibiting use of the property for auto wreckage or for open storage of auto bodies.

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