

2817465

MAY 24 1976 445

Recorded at M  
Request of SECURITY TITLE  
COMPANY  
Fee Paid KATIE L. DIXON  
Recorder, Salt Lake County, Utah  
By Patricia R. Brown Deputy  
Patricia Brown  
\$1.40

WARRANTY DEED

BEEHIVE MEDICAL ELECTRONICS, INC., a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS AND WARRANTS to SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Lot 1 of Salt Lake International Center, Plat 2, as recorded in the offices of the Salt Lake County Recorder.

Subject to:

- a. Real Estate taxes for the year 1976 which are now a lien but are not yet payable.
- b. Restrictions, easements and covenants of record provided the same do not prohibit the use of the above-described tract of land for light manufacturing and office facilities.
- c. Such state of facts as an accurate survey and inspection of the property would disclose.
- d. All applicable statutes, ordinances, rules and regulations of state, county municipal and other governmental entities relating to the property or the use thereof.
- e. The easements, conditions, covenants and restrictions set forth in that certain Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center and that certain Supplemental Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, Unit 2, recorded in the Office of the Salt Lake County Recorder on the 30th day of April, 1976 as Entry No. 2703864 and on the 24th day of May, 1976 as Entry No. 2817109, respectively.
- f. An easement for drainage and public utilities over and across the south twenty feet (20') and the west twenty feet (20') of said lot as shown upon Salt Lake International Center Plat 2.

Together with the Right-of-way and Drainage easements described in Attachments 1 and 2 hereto.

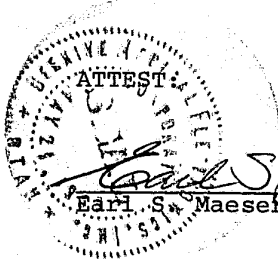
AND EXPRESSLY RESERVING AND EXCEPTING HEREFROM:

All interest in and to any and all present rights to oil, gas and other minerals in and under said property; provided, that Grantee shall have any and all rights of Grantor to consent to and approve any and all exploration or development of oil and gas or other minerals on the property.

BOOK 4209 PAGE 234

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 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 24th day of May, 1976.



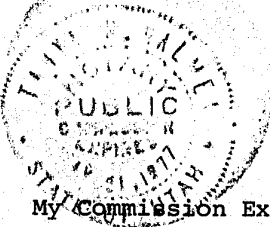
ATTEST:  
Earl S. Maeser  
 Earl S. Maeser, Secretary

BEEHIVE MEDICAL ELECTRONICS, INC.

By Warren B. Clifford  
 Warren B. Clifford President

STATE OF UTAH )  
 ) : ss.  
 COUNTY OF SALT LAKE )

On the 24th day of May, 1976 personally appeared before me Warren B. Clifford and Earl S. Maeser who being by me duly sworn did say, each for himself, that he, the said Warren B. Clifford is the President, and he, the said Earl S. Maeser is the Secretary of Beehive Medical Electronics, Inc., 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 Warren B. Clifford and Earl S. Maeser each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Tamara H. Balmer  
 NOTARY PUBLIC  
 Residing At: Salt Lake County

My Commission Expires:

May 21, 1977

BOOK 4209 PAGE 235

## RIGHT-OF-WAY EASEMENT

A. K. UTAH PROPERTIES, INC., a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby GRANTS to BEEHIVE MEDICAL ELECTRONICS, INC., a Utah corporation, with its principal office at Salt Lake City, Salt Lake County, State of Utah, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, a non-exclusive easement and right-of-way, in common with others, for access and driveway purposes, and for foot and vehicular traffic, over and across the following described tract of land situate in the City of Salt Lake, County of Salt Lake, State of Utah, to-wit:

An easement and right-of-way thirty feet (30.00') wide being fifteen feet (15.00') on either side of the following described centerline:

Beginning at a point which lies in the West boundary of Wright Brothers Drive and is more particularly described as South 0°16'02" East, 164.00 feet from the Northeast corner of Lot 2, Salt Lake International Center, Plat 2 and thence South 89°58' West, 239.98 feet to a point on the common boundary of Lots 1 and 2 of said Plat 2.

SUBJECT TO: That certain Mortgage executed by Grantor in favor of Continental Illinois National Bank and Trust Company of Chicago, a national banking association, dated June 16, 1975 and recorded June 19, 1975 in the office of the Salt Lake County Recorder as Entry No. 2718362, in Book 3892, Page 449; that certain Second Mortgage executed by Grantor in favor of Credit Commercial de France, a French bank, dated June 19, 1975 and recorded June 19, 1975 in the office of the Salt Lake County Recorder as Entry No. 2718363, in Book 3892, Page 465; and that certain Deed of Trust executed by Grantor in favor of Security Title Company, a Utah corporation, as Trustee and Skaggs Companies, Inc., a Delaware corporation, as Beneficiary, dated June 24, 1975 and recorded June 25, 1975 in the office of the Salt Lake County Recorder as Entry No. 2719945, in Book 3898, Page 109.

Grantee shall not construct nor maintain any improvements of any nature on, over, or under the above-described 30-foot wide easement area, nor change the grade level of the surface thereof, without the consent of Grantor; provided, however, that Grantee shall, at Grantee's expense, pave the surface of said 30-foot wide easement area in accordance with the rules and regulations of the Salt Lake International Center, Plat 2.

The officers who sign this instrument hereby certify that this instrument and the grant of easement represented hereby was duly authorized by a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting 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 24th day of May, 1976.

A. K. UTAH PROPERTIES, INC.

M. A. Sherley  
M. A. Sherley  
Assistant Secretary

By Emanuel A. Floor  
Emanuel A. Floor  
President

STATE OF UTAH )  
                  ) : ss.  
COUNTY OF SALT LAKE )

On the 24th day of May, 1976, personally appeared before me Emanuel A. Floor and M. A. Sherley who being by me duly sworn did say, each for himself, that he, the said Emanuel A. Floor is the President, and she, the said M. A. Sherley is the Assistant Secretary of A. K. Utah Properties, Inc. 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 the said Emanuel A. Floor and M. A. Sherley each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Lorna A. Rogers  
NOTARY PUBLIC  
Residing at Salt Lake Co. UT

My Commission Expires:  
11-5-79

BOOK 4209 PAGE 237

## DRAINAGE EASEMENT

A. K. UTAH PROPERTIES, INC., a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby GRANTS to BEEHIVE MEDICAL ELECTRONICS, INC., a Utah corporation with its principal office at Salt Lake City, County of Salt Lake, State of Utah, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, a non-exclusive easement, in common with others, across and through the following described real property situate in the City of Salt Lake, County of Salt Lake, State of Utah, to-wit:

An easement thirteen feet (13') in width being six and one-half feet (6.50') on either side of the following described centerline:

Beginning at a point which lies in the West boundary of Wright Brothers Drive and is more particularly described as South 0°16'02" East, 142.50 feet from the Northeast corner of Lot 2, Salt Lake International Center, Plat 2, and thence South 89°58' West, 239.90 feet to a point on the common boundary of Lots 1 and 2 of said Plat 2.

SUBJECT TO: That certain Mortgage executed by Grantor in favor of Continental Illinois National Bank and Trust Company of Chicago, a national banking association, dated June 16, 1975 and recorded June 19, 1975 in the office of the Salt Lake County Recorder as Entry No. 2718362, in Book 3892, Page 449; that certain Second Mortgage executed by Grantor in favor of Credit Commercial de France, a French bank, dated June 19, 1975 and recorded June 19, 1975 in the office of the Salt Lake County Recorder as Entry No. 2718363, in Book 3892, Page 465; and that certain Deed of Trust executed by Grantor in favor of Security Title Company, a Utah corporation, as Trustee and Skaggs Companies, Inc., a Delaware corporation, as Beneficiary, dated June 24, 1975 and recorded June 25, 1975 in the office of the Salt Lake County Recorder as Entry No. 2719945, in Book 3898, Page 109.

Said easement shall be for the sole purpose of establishing, constructing, and maintaining a subsurface drainage system for drainage of surface waters from Lot 1 of Salt Lake International Center, Plat 2. Grantee shall have the further right to operate, repair, replace, maintain, and remove said drainage system and shall have reasonable access to the easement area for such purposes, provided that, upon exercise of any such rights Grantee shall, at its own cost and expense, restore the easement area to a condition equal to its condition prior to Grantee's entry thereon for such purposes.

Grantee shall not construct nor maintain any improvements of any nature on or above the surface of said easement area, nor change the grade level of the surface thereof, without the consent of Grantor.

The officers who sign this instrument hereby certify that this instrument and the grant of easement represented hereby was duly authorized by a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting 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 24th day of May, 1976.

A. K. UTAH PROPERTIES, INC.

M. A. Sherley  
M. A. Sherley  
Assistant Secretary

By Emanuel A. Floor  
Emanuel A. Floor  
President

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF SALT LAKE )

On the 24th day of May, 1976, personally appeared before me Emanuel A. Floor and M. A. Sherley who being by me duly sworn did say, each for himself, that he, the said Emanuel A. Floor is the President, and she, the said M. A. Sherley is the Assistant Secretary of A. K. Utah Properties, Inc. 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 the said Emanuel A. Floor and M. A. Sherley each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Lena A. Rogers  
NOTARY PUBLIC  
Residing at Salt Lake Co. Ut.

My Commission Expires:

11-5-79