

4769184

MNT # 89001132

Recorded at Request of... COMMERCE PROPERTIES 275 EAST SOUTH TEMPLE # 200 SLC UT 84111

at..... M. Fee Paid \$.....

by..... Dep. Book..... Page..... Ref.:.....

Mail tax notice to..... Address.....

QUIT-CLAIM DEED

[CORPORATE FORM]

SBWWR Inc., a Utah Corporation, 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 QUIT CLAIMS to

IROQUOIS INC., a Utah Corporation

of Salt Lake City, Salt Lake County, State of Utah grantee for the sum of Ten and No. 100s----- DOLLARS, and other good and valuable consideration----- 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.

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4769184
08 MAY 89 03:43 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
NETTO NATIONAL TITLE
REC BY: BEVERLY CARTER, DEPUTY

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 _____ day of _____, A. D. 19____

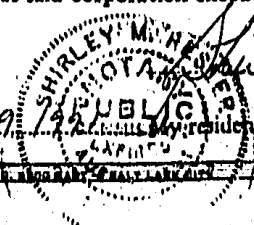
Attest: Colleen M. Lund Secretary. SBWWR Inc., a Utah Corporation Company
By [Signature] President.

[CORPORATE SEAL]



STATE OF UTAH, County of Salt Lake

On the 1st day of May, 1989, A. D. personally appeared before me Shirley M. Bennett and [Signature] who being by me duly sworn did each for himself, that he, the said is the president, and he, the said President & CEO is the secretary of SBWWR Inc., a Utah Corporation Company, 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 _____ and each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



My commission expires July 19, 1989 residence is 255 S. 23rd E. SLC 84142

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Beginning at a point on West line of 2300 West Street, said point being South 89 deg. 55'25" West along the section line 641.55 feet and due South 1429.10 feet from the East quarter corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 456.08 feet; thence South 315.00 feet; thence East 380.91 feet; thence North 237.50 feet; thence East 87.06 feet to a point on the West line of said 2300 West Street, said point also being on a curve to the right, the radius point of which bears North 71 deg. 36'43" East 233.00 feet; thence Northerly along said West line of 2300 West Street and arc of said curve 74.78 feet (long chord bears North 9 deg. 11'39" West 74.46 feet) to a point of tangency; thence North 4.00 feet to the point of beginning.

LESS AND EXCEPTING the following described property:

Beginning at a point on the West line of 2300 West Street, said point lying South 89 deg. 55'24" West 530.92 feet, North 5 deg. 48' East 39.98 feet, North 84 deg. 12' West 33.00 feet to the West line of said street, South 5 deg. 48' West along said West line 814.87 feet, South along said West line 664.94 feet to the point of curvature of a 233.00 foot radius curve to the left, and South 33.50 feet from the East quarter corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 20.00 feet; thence South 40.00 feet; thence East 31.90 feet to a point on the West line of 2300 West Street, said point being on a 233.00 foot radius curve to the right from which the radius point bears North 71 deg. 36'43" East; thence Northerly along said curve and said West line 41.16 feet; thence West 2.42 feet to the point of beginning.

Together with an easement for Sanitary sewer and the construction operation and continual use of maintenance and enjoyment thereof being five (5) feet on each side of the following described centerline

BEGINNING at a point West 751.32 feet and South 1545.56 feet from the East Quarter corner of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 139.40 feet.

LEASING
BY RECORDS

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