

BOOK 1574 PAGE 19

Recorded DEC 31 1958 at 1:00 P.M.  
Request of S. N. Cornwall  
Fee Paid. Hazel Taggart Chase.  
Recorder, Salt Lake County, Utah  
\$ 16.70 By *[Signature]* Deputy  
Ref. \_\_\_\_\_

1629380

BARGAIN AND SALE DEED

65 So main  
5\*

THIS INDENTURE, made this 3<sup>rd</sup> day of December, 1958,  
between BAMBERGER RAILROAD COMPANY, a Utah corporation, Party  
of the First Part, and THE DENVER AND RIO GRANDE WESTERN RAIL-  
ROAD COMPANY, a Delaware corporation, duly qualified to do business  
in the State of Utah, Party of the Second Part,

WITNESSETH:

That the said Party of the First Part, for and in consideration of  
One Hundred Dollars (\$100.00), to it in hand paid by the Party of the Second  
Part, and for other good and valuable considerations, the receipt and  
sufficiency whereof is hereby acknowledged, has granted, bargained, sold  
and conveyed and by these presents does hereby grant, bargain, sell and  
convey unto the Party of the Second Part, its successors and assigns  
forever, all those certain tracts or parcels of land situate in the County of  
Salt Lake and State of Utah, described as follows, to-wit:

PARCEL "A" Part of the S. E. 1/4 of S. E. 1/4, Section 23,  
Township 1 North, Range 1 West, Salt Lake  
Meridian, in Empire Addition: A 13 Ft. wide strip in Blocks  
5, 6 and 7, of Empire Addition in Salt Lake City, more parti-  
cularly described as beginning on the North line of Everett  
Avenue at the S. E. corner of Lot 1, Block 5 in Empire Addition,  
and running Westerly along said Lot line 18.07 Ft.; thence  
North 44°01' West parallel to and 13 Ft. distant from the West-  
erly line of Hot Springs Street for a distance of 1281.11 Ft.,  
and to the South line of 15th North Street; thence Easterly  
18.07 Ft. to the Westerly line of Hot Springs Street; thence  
South 44°01' East 1281.11 Ft. to the point of beginning; ex-  
cluding any area in the above description occupied by any  
public street or alley.

PARCEL "B" Part of the N. W. 1/4 of Section 25, Township  
1 North, Range 1 West, Salt Lake Meridian,  
through the S. W. corner of Section 24, the N. E. corner of  
Section 26 and S. E. corner of Section 23, Salt Lake Meridian.

Beginning at the N. E. corner of Block 170, Plat "A", Salt  
Lake City Survey, and running thence Easterly 6.49 Ft.;  
thence North 24°22' West 145.09 Ft. across 9th North Street



(now closed) to the S.W. corner of Lot 16, Block 11, in Lake View Subdivision, thence North 24°22' West along the Easterly line of Monroe Street and produced across Hamilton and Harrison Streets, all of which have been vacated, 889.89 Ft. to the North line of said Lake View Subdivision; thence continuing North 24°20' West 268.7 Ft.; thence North 44° West 903.7 Ft.; thence North 77° East 29.51 Ft.; thence North 44° West 376.1 Ft.; thence Easterly along the old South line of the Right-of-Way formerly owned by the D&RGW R.R. on a 10° curve to the right, the long chord of its arc bearing approximately North 79°47' East 288.6 Ft., more or less, to the West line of U. S. Highway 91 (Beck Street) as established by Highway Project No. U-122; thence Northwesterly along the said West line of Highway on an arc of 22978.3 Foot radius to the right, the long chord of which bears North 43°48' West 94 Ft., more or less, to the Northerly Right-of-Way line of the Bamberger Railroad Company; thence North 85°41' West 72.5 Ft., more or less, thence North 85°19' West 87.5 Ft.; thence North 80°01' West 82.5 Ft.; thence North 71°46' West 75 Ft.; thence North 63°55' West 74 Ft.; thence North 57°17' West 53 Ft.; thence North 49°15' West 76.4 Ft.; thence North 44°03' West 519.6 Ft., more or less, to the North line of Section 25, Township 1 North, Range 1 West, and 56.4 Ft. Easterly from the N.W. corner thereof; thence North 44°03' West in Section 24, Township 1 North, Range 1 West, 81.1 Ft., more or less, to the West line of said Section 24; thence South 0°05' East along Section line 7.3 Ft.; thence North 44°01' West 348.2 Ft., more or less, to a point in the South line of Everett Avenue, 83.57 Ft. Westerly from the N.E. corner of Lot 14, Block 1, Empire Addition of Salt Lake City; thence Westerly along said line 87.8 Ft. where it intersects with the Westerly right-of-way line of the Bamberger Railroad Company at a point 24.15 Ft. West of the N.E. corner of Lot 11, Block 1, in Empire Addition; thence South 44°01' East 416.2 Ft., more or less, to the Section line between Sections 23 and 26; thence Westerly along said Section line 31.77 Ft. to a point 70.8 Ft. West of the Section corner common to Sections 23, 24, 25 and 26; thence South 44° East 101.9 Ft. to the Section line between Sections 25 and 26, at a point 73.3 Ft. South of the aforesaid common corner; thence South 44°00' East 1872.6 Ft.; thence Southeasterly on a 16° curve to the right for a distance of 91 Ft., more or less, to the West line of Fourth West Street; thence North 51 Ft., more or less, to a point South 44°00' East 46 Ft., more or less, from the above mentioned point where the 16° curve begins; thence South 44°01' East 142.5 Ft.; thence North 17.2 Ft., more or less; thence South 44°01' East 148 Ft.; thence South 24°22' East 198.1 Ft., more or less, to the North line of Lake View Subdivision; continuing thence South 24°22' East across Harrison and Hamilton Streets and along the West line of Monroe Street, all of which streets are vacated by City Ordinance, for a distance of 889.89 Ft. to the North line of 9th North Street; thence South 24°10'26" East 144.85 Ft. across 9th North Street, also vacated; thence Easterly along the South line of 9th North Street 66.0 Ft. to the point of beginning.

of the  
440 W  
303 J  
1911  
to the  
Hill  
1906  
A. S.  
1904

PARCEL "C" Part of Block 170, Plat "A", Salt Lake City Survey: Beginning at the N. E. corner of Lot 20, Block 13, Lake View Subdivision in Block 170, Plat "A", Salt Lake City Survey, and running South 99 Ft. to the South line of Lot 18, said Block 13; thence West 12 Ft.; thence Northwesterly to a point on the South line of 9th North Street, now vacated; thence East 66.0 Ft. to the point of beginning.

PARCEL "D" Part of Block 97, Plat "A", Salt Lake City Survey: Beginning on the North line of Lot 3, said Block 97, 154 Ft. East of the N. W. corner thereof and running East 176 Ft. to the common corner to Lots 3, 4, 7 and 8, said Block 97; thence South 55 Ft.; thence West 132 Ft.; thence North 30.75 Ft.; thence Northwesterly on a curve to the left of 140 Foot radius, 42.5 Ft. to a point 19 Ft. South and 174 Ft. West of the N. E. corner of said Lot 3; thence West 2 Ft.; thence North 19 Ft. to the point of beginning.

Also, a 20 Foot wide right-of-way into said Block 97, Plat "A", Salt Lake City Survey, the center line of which begins at a point 63.15 Ft., more or less, North of the S. W. corner of Lot 4 of said Block 97, and runs Southeasterly on a curve to the left a 200 Foot radius for a distance of 175.76 Ft., more or less, to a point 9 Ft. South of the South line of said Lot 4 and 154 Ft. East of the West line of Lot 3 in said Block.

Also, a 20 Foot wide right-of-way the center line of which begins on the above mentioned center line of 200 Ft. radius at a point which is 68.5 Ft. East of the West line of said Lot 4 and runs thence on a curve of 150 Foot radius to the right for a distance of 168.8 Ft., more or less, to a point on the North line of the Salt Lake Hardware Company's Warehouse, which point is 41.25 Ft. North and 154.8 Ft. East of the S. W. corner of said Lot 3.

Also, a 17 Foot wide right-of-way the center line of which begins on the above described center line of 150 Foot radius at a point 67.8 Ft. from its point of beginning and runs thence tangent approximately South 39° East for a distance of 100 Ft.

Together with a right-of-way easement of 18 Foot width in Lot 8 of said Block 97, extending East 60 Ft. from the N. W. corner thereof.

PARCEL "E" Part of Block 84, Plat "A", Salt Lake City Survey: Beginning at the intersection of the North line of Learned Avenue, and the West line of 2nd West Street, which point is 33 Ft. North of the S. E. corner of Lot 8, Block 84, Plat "A", Salt Lake City Survey, and running West 660 Ft. to the East line of 3rd West Street; thence North along the East line of 3rd West Street 123.75 Ft.; thence South 36°02' East 51 Ft.; thence South 71°01' East 182.95 Ft.; thence East 364.5 Ft.; thence South 1.0 Ft.; thence East 92.5 Ft.; thence South 22 Ft. to the point of beginning, being a right-of-way for tracks of the Bamberger Railroad Company 22 Ft. wide West

from 2nd West Street for a distance of 92.5 Ft., 23 Ft. wide for a distance of 364.5 Ft. and widening as above described to a width of 123.75 Ft. at 2nd West Street.

PARCEL "F" Part of Block 85, Plat "A", Salt Lake City Survey: Beginning at a point on the West line of First West Street 66 Ft. North of the S.E. corner of Lot 7, Block 85, Plat "A", Salt Lake City Survey, and running thence South 138.5 Ft. to the North line of Emeril Avenue; thence West 75.75 Ft.; thence North 28.08 Ft.; thence West 32 Ft.; thence North 8.17 Ft.; thence West 16.0 Ft.; thence North 36.25 Ft. to the South line of said Lot 7; thence West 165 Ft.; thence North 11 Ft.; thence West 371.25 Ft. to the East line of 2nd West Street; thence North 44 Ft.; thence East 330 Ft.; thence North 11 Ft.; thence East 330 Ft. to the point of beginning.

PARCEL "G" Part of Block 59, Plat "A", Salt Lake City Survey: Beginning at the N.W. corner of Lot 2, Block 59, Plat "A", Salt Lake City Survey, and running thence South 49.5 Ft.; thence Northeasterly on a curve to the right of 122 Foot radius for a distance of 50 Ft. to a point 45 Ft. East of the West line of said Lot 2; thence East 102 Ft.; thence North 26 Ft.; thence West 147 Ft. to the point of beginning.

Also, beginning at the N.W. corner of Lot 1, Block 59, Plat "A", Salt Lake City Survey; and running thence South 10 Ft.; thence East 42 Ft.; thence North 10 Ft.; thence West 42 Ft. to the point of beginning.

PARCEL "H" Part of Block 49, Plat "A", Salt Lake City Survey: Beginning at the N.E. corner of Lot 7, Block 49, Plat "A", Salt Lake City Survey, and running South along the West line of First West Street 239.25 Ft. to the North line of Pershing Place; thence West 221.25 Ft. along said line; thence North 8.25 Ft.; thence West 33 Ft.; thence South 99 Ft.; thence West 75.75 Ft.; thence North along the West line of Lot 3 of said Block, 198.0 Ft.; thence West 115.5 Ft.; thence South 33 Ft.; thence West 214.5 Ft., along the South line of Lot 4 of said Block to the East line of 2nd West Street; thence North 165 Ft.; thence East 660 Ft. to the point of beginning.

Also, a right-of-way in Lots 5 and 6 of said Block 49, Plat "A", Salt Lake City Survey, for a spur track to serve said Lots 5 and 6, said right-of-way beginning at a point 85 Ft. East of the S.W. corner of said Lot 5 and running North 12 Ft.; thence East 245 Ft. to the Lot line between 5 and 6; thence South 4.5 Ft.; thence East 112.5 Ft.; thence South 7.5 Ft.; thence West along the South line of Lots 6 and 5 a distance of 357.5 Ft. to the point of beginning.

PARCEL "I" North of Ninth South Street in Salt Lake City: Beginning at a point on the North line of 9th South

Street 101.5 Ft. East of the S.W. corner of Lot 20, Walker's Subdivision of Block 4, Plat "A", Salt Lake City Survey, and running thence Northeasterly along the line of a curve to the left having a radius of 125 Ft. a distance of 80 Ft., more or less, to a point which is 125.5 Ft. East and 55.0 Ft. South of the N.W. corner of said Lot 20; thence North 585.0 Ft. to a point on the South line of 8th South Street, said point being 125.5 Ft. East of the N.W. corner of Lot 16, said Walker's Subdivision; thence East along the South line of 8th South Street 46.0 Ft.; thence South 660 Ft.; thence West 70.0 Ft. along the North line of 9th South Street to the place of beginning, being a part of Lots 11 to 20, inclusive, of said Subdivision, together with the vacated alley-way 15 Ft. wide between said Lots.

Also, beginning at a point on the North line of 9th South Street 81.0 Ft. East of the Southwest corner of Lot 10, Walker's Subdivision of Block 4, Plat "A", Salt Lake City Survey, and running thence Northeasterly along the line of a curve to the left having a radius of 125 Ft. a distance of 80 Ft., more or less, to a point 110.0 Ft. East and 55 Ft. South of the N.W. corner of Lot 10; thence North 585.0 Ft. to a point on the South line of 8th South Street, said point being 110.0 Ft. East of the N.W. corner of Lot 6 of said Walker's Subdivision; thence East along the South line of 8th South Street 46.0 Ft. to the N.W. corner of Lot 1 of said Walker's Subdivision; thence South 660.0 Ft. to point on the North line of 9th South Street, which point is the S.W. corner of Lot 5 of said Walker's Subdivision; thence West along the North line of 9th South Street 75.0 Ft. to the place of beginning, being a part of Lots 6 to 10, inclusive, of said Subdivision and the vacated alley-way 15 Ft. wide adjoining said Lots on the East.

PARCEL "J" Part of the North 1/2 of Block 22, Five Acre Plat "A", Big Field Survey: Beginning at a point 3.2 Ft. North and 132.76 Ft. East of the N.W. corner of Lot 11, Block 22, Five Acre Plat "A", Big Field Survey, said point being on the South line of 9th South Street as established by that certain Ordinance passed by the Salt Lake City Commission on the 17th day of December, 1957, and running S. E. 16.1 Ft., more or less; thence South 145.1 Ft.; thence East 8.25 Ft.; thence South 50.05 Ft.; thence South 140°46'30" West 84.75 Ft.; thence West 0.51 Ft.; thence South 160°51'38" West 62.7 Ft.; thence West 8.56 Ft.; thence South 194.1 Ft. to the North line of Fayette Avenue; thence East along said North line of Fayette Avenue 17 Ft.; thence North 160 Ft.; thence East 55 Ft.; thence South 160 Ft. to the said North line of Fayette Avenue; thence East 28 Ft.; thence North 254.1 Ft.; thence West 12.5 Ft.; thence North 290.3 Ft. to the South line of 9th South Street; thence West 55.24 Ft. to the point of beginning.

Also, beginning at a point 3.5 Ft. North and 206.83 Ft. West of the N.E. corner of Lot 11, Block 22, Five Acre Plat "A", Big Field Survey, said point being on the South line of 9th South Street as established by that certain Ordinance passed

by the Salt Lake City Commission on the 17th day of December, 1957, and running thence South 290.6 Ft.; thence West 1.725 Ft.; thence South 254.1 Ft.; thence West 46 Ft.; thence North 254.1 Ft.; thence East 1.725 Ft.; thence North 267.1 Ft.; thence North 36°52' West 29.38 Ft. to the aforementioned South line of 9th South Street; thence East 63.63 Ft. to the point of beginning.

PARCEL "K" Part of the North 1/2 of Block 23, Five Acre Plat "A", Big Field Survey;  
The West 81 Ft. of Lots 22 and 23 of Block 2, Glen Sub-division of Block 23, Five Acre Plat "A", Big Field Survey.

PARCEL "L" Part of the N.W. 1/4 of Section 25, Township 1 North, Range 1 West, Salt Lake Meridian as follows: A right-of-way 33 Ft. wide, the center line of which begins on the East side of Beck Street at a point approximately 537.5 Ft. East and 835.5 Ft. South 43°51' East from the N.W. corner of Section 25, Township 1 North, Range 1 West, Salt Lake Meridian (which point is further described as being North 58°09' East 60.8 Ft. from a Salt Lake City street monument located North 43°51' West 1151 Ft. from the Salt Lake City street monument at the intersection of Beck and Columbus Streets); and running thence South 79°14' East 832 Ft.; thence on a curve to the right with a radius of 308 Ft., 224 Ft.; thence South 37°26' East 117 Ft.; thence on a curve to the right with a radius of 319.6 Ft., 376 Ft. to the Northerly end line of the Associated Oil & Gas Company property. (It being known that further extension of said right-of-way is covered by Agreement with said Associated Oil & Gas Company.)

Also, beginning at 832 Ft. on said center line the width shall progressively increase from 33 Ft. to include certain side tracks (but no part of the Paper Plant warehouse nor land upon which it is situated), so that at 1225 Ft. the width shall be 60 Ft. with 40 Ft. on the Northerly side and 20 Ft. on the Southerly side of the above described center line, containing in all, 1.28 Acres.

Also, a perpetual easement and right-of-way for railroad spur track purposes over the following described tract of land, to-wit:

In the N.E. 1/4 of the N.W. 1/4 of Section 25, Township 1 North, Range 1 West, a 33 Ft. wide right-of-way the center line of which and the center line of a spur track to serve the 400 Ft. x 310 Ft. property of the Covey Petroleum Corporation on Beck Street, begins at a point in the center of the spur track serving the Bernolfo warehouse located in the Southeasterly corner of the said Bernolfo property, said point being approximately North 46°09' East 197.2 Ft. from the Northeasterly corner of the said Covey property, running thence Southerly on a curve of 170 Ft. radius to the right for a distance of 353 Ft., more or less, to a point on the Easterly line of the said Covey property South

43°51' West 216.3 Ft., more or less, from the Northeasterly corner thereof and containing 0.21 Acres, more or less.

Also, a perpetual easement and right-of-way for railroad spur track purposes over the following described tract of land, to-wit:

A 20 Ft. wide right-of-way, the center line of which, and the center line of a spur track, begins on the North side of the 33 Ft. wide right-of-way of the Bamberger Railroad Company on which is located a track known as the Paper Spur, said point of beginning being South 79°14' East 460.5 Ft. from the intersection of the said North 33 Ft. wide right-of-way line and the East right-of-way line of Beck Street, said point of intersection being approximately 537.5 Ft. East and 807 Ft. South 43°51' East from the N. W. corner of Section 25, Township 1 North, Range 1 West, Salt Lake Base & Meridian, running thence Northwesterly on a curve of 529.65 Ft. radius to the right through an arc of 21°03' for a distance of 194.6 Ft. to a point of tangent; thence North 43°51' West 188.1 Ft., more or less, to the South side of the property now leased to the Standard Oil Company of California at a point North 46°09' East 228.5 Ft., more or less, from the above mentioned point of intersection of the North line of the Bamberger Railroad Company's 33 Ft. wide right-of-way with the East right-of-way line of Beck Street, and containing 0.176 Acres, more or less.

Also, an exclusive and perpetual easement and right-of-way for railroad spur track and other transportation purposes, over and upon the following described land, to-wit:

Beginning at a point 292.54 Ft. West and 165 Ft. North from the S. E. corner of Lot 1, Block 137, Plat "A", Salt Lake City Survey, and running West 17 Ft.; thence North 759 Ft.; thence West 20.46 Ft. to the West line of Lot 2, Block 152, Plat "A", Salt Lake City Survey; thence North 198 Ft. to the N. W. corner of said Lot 2; thence East 37.46 Ft.; thence 957 Ft. to the point of beginning.

Also, a perpetual easement and right-of-way for the construction, operation and maintenance of a railroad spur track over and across the following described land, to-wit:

An 18 Ft. wide right-of-way, the center line of which begins at a point 180.15 Ft. East of the N. W. corner of Lot 8, Block 22, Five Acre Plat "A", Big Field Survey, Salt Lake City, Utah, running thence Southwesterly on a 180 Ft. radius curve to the right through an arc of 20°26" for a distance of 64.19 Ft.; thence South 20°26" West 42.63 Ft.; thence on a 150 Ft. radius curve to the left through an arc of 20°26" for a distance of 53.49 Ft.; thence South 100 Ft., more or less, to a point 33 Ft. North and 144.5 Ft., more or less, East of the S. W. corner of said Lot 8.

The foregoing parcels of real property are subject to all the franchises,

easements, rights-of-way, spur track agreements and other encumbrances which may affect the same, and which are identified or referred to in the Agreement of the parties hereto dated June 24, 1958, covering said real property.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining,

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto the Party of the Second Part, its successors and assigns forever.

And the First Party, for itself, its successors and assigns, covenants with said Party of the Second Part, its successors and assigns, that, except as hereinabove set forth, the above granted and described premises are free from all encumbrances made or suffered by the Party of the First Part, and the Party of the First Part will, and its successors and assigns shall, except as to any encumbrance hereinabove set forth, warrant and defend the same to the said Party of the Second Part, its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under the Party of the First Part.

IN WITNESS WHEREOF, Bamberger Railroad Company, Party of the First Part as aforesaid, has caused this instrument to be signed by its duly authorized Executive Vice President and General Manager and its duly attested corporate seal to be hereunto affixed by its Assistant Secretary the day and year in this indenture first above written.

BAMBERGER RAILROAD COMPANY

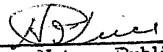
ATTEST:  
1958  
*Howard B. Allen*  
Assistant Secretary

By *Elmer G. Andersen*  
Its Executive Vice President and  
General Manager



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

On the 31st day of December, 1958, personally appeared before me Clair G. Andersen and Howard B. Olsen, who being by me duly severally sworn did say that they are respectively the Executive Vice President and General Manager, and the Assistant Secretary of BAMBERGER RAILROAD COMPANY, that the above instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and the said Clair G. Andersen and Howard B. Olsen acknowledged to me that said corporation executed the same.

  
\_\_\_\_\_  
Notary Public  
Residing at Salt Lake City, Utah.

My Commission Expires:

April 20, 1959

