

12-048-0085
E 1/2 9 4N 2W

F-D-18877
WHEN RECORDED MAIL TO:
GRANTER
P.O. BOX 1241
CLEARFIELD, UT 84015

E 1474373 & 2423 P 1378
JAMES ASHMEYER, DAVIS CITY RECORDER
1998 DEC 31 3:52 PM FEE 12.00 DEP REC
REC'D FOR FOUNDERS TITLE COMPANY

SPECIAL WARRANTY DEED

ZIONS SECURITIES CORPORATION SUCCESSOR BY MERGER WITH BENEFICIAL DEVELOPMENT COMPANY Grantor
of _____ County of _____, State of Utah, hereby

CONVEY and WARRANT against all claiming by, through or under acts of the Grantor to
BENCHMARK REAL ESTATE COMPANY

Grantee
of _____ for the sum of

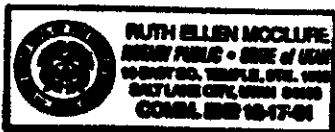
THE DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract of land in DAVIS County,
State of Utah:

SEE ATTACHED EXHIBIT "A"

WITNESSES, the hand of said grantor
December, A.D. 1998

this 17th day of
ZIONS SECURITIES CORPORATION SUCCESSOR BY
MERGER WITH BENEFICIAL DEVELOPMENT
COMPANY



BY: William Kent Honey

Zions Securities Corporation
CORPORATE

STATE OF UTAH
COUNTY OF Salt Lake SS.

On the 17th day of December, 1998, personally appeared before me
William Kent Honey the signer of the
within instrument, who duly acknowledged to me that he executed the same.

Ruth Ellen McClure
NOTARY PUBLIC
Residing in: DAVIS COUNTY
Salt Lake Utah

My commission expires: 01-00-00-
12-17-01
MCC

EXHIBIT "A"

A part of the East 1/2 of Section 9, Township 4 North, Range 2 West, Salt Lake Meridian, described as follows: Beginning at a point on the East Right of Way line of 2500 West street; said point being North $0^{\circ}09'37''$ East 2458.90 feet along the 1/4 section line & East 33.00 feet from the South 1/4 corner of said Section 9; thence North $0^{\circ}09'37''$ East 784.32 feet along said Right of Way line; thence East 1792.42 feet, thence South $0^{\circ}09'42''$ West 298.11 feet, thence South $02^{\circ}16'20''$ West 261.21 feet, thence South $5^{\circ}10'$ East 191.33 feet, thence South $21^{\circ}10'$ East 80.20 feet, thence West 1531.00 feet, thence North $0^{\circ}09'37''$ East 17.81 feet, thence West 200.0 feet to the point of beginning.

Reserving unto grantor: (i) all water and water rights appurtenant to, existing upon, or in any manner associated with the above land, (ii) all mineral, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam or other forms of thermal energy existing at a depth of five hundred (500) feet or greater beneath the surface of said land, and (iii) an easement for the ditches which extend along the east boundary of said land.