

E 205984 B 870 P 801
Date 14-JUL-2003 3:21pm
Fee: No Fee Check
CALLEEN PESHELL, Recorder
Filed By KHL
For TOOELE TITLE COMPANY
TOOELE COUNTY CORPORATION

When Recorded Return To:
Division of Facilities
Construction and Management
4110 State Office Building
Salt Lake City, Utah 84114

WARRANTY DEED

STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department of Administrative Services, Grantor, does hereby CONVEY and WARRANT to the UTAH STATE BUILDING OWNERSHIP AUTHORITY, Grantee, for GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the following parcel or parcels of land situated at approximately 439 North Main Street, Tooele City, Tooele County, State of Utah and more particularly described as follows:

Tax parcel number: 2-46-5

PARCEL DESCRIPTION 439 North Main Street, Tooele, Utah

T-20618
A PARCEL OF LAND SITUATED WITHIN SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. ALSO PART OF LOTS 1 AND 2 OF BLOCK 14, PLAT "A", TOOELE CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 50 WEST AND 400 NORTH STREET, RUNNING THENCE EASTERLY ALONG THE CENTERLINE OF SAID 400 NORTH STREET NORTH 89°20'49" EAST 352.03 FEET; THENCE NORTH 00°03'41" WEST 33.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 14, PLAT "A", TOOELE CITY SURVEY; THENCE NORTH 00°03'41" WEST 99.27 FEET (HISTORICAL RECORD READS NORTH 99.0 FEET) ALONG MAIN STREET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND POINT OF BEGINNING.

THENCE SOUTH 89°22'29" WEST 335.75 FEET (HISTORICAL RECORD READS SOUTH 89°22'09" WEST 338.39 FEET, MORE OR LESS) TO THE EAST LINE 50 WEST AND THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00°09'18" WEST 180.86 FEET ALONG SAID 50 WEST TO AN EAST-WEST FENCELINE AND THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE CALLS; 1) NORTH 89°31'54" EAST 111.96 FEET; 2) SOUTH 00°17'49" EAST 1.60 FEET; 3) NORTH 89°22'19" EAST 224.07 FEET TO THE WEST LINE OF MAIN STREET AND THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 00°03'41" EAST 178.96 FEET ALONG MAIN STREET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.384 ACRES.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THEREUNTO BELONGING BUT SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND THOSE ENFORCEABLE IN LAW AND EQUITY.

IN WITNESS WHEREOF, STATE OF UTAH, Division of Facilities Construction and Management, a division of the Department of Administrative Services, has caused this instrument to be executed this 9 day of July 2003.

STATE OF UTAH

[Handwritten Signature]
7.9.2003

Alyn Lunceford
Real Estate and Debt Manager
Division of Facilities Construction and Management
Department of Administrative Services

STATE OF UTAH)
)§§
COUNTY OF SALT LAKE)

On this 9th day of July 2003, personally appeared before me Alyn Lunceford who, being duly sworn, did say that he is the Real Estate and Debt Manager for the Division of Facilities Construction and Management, Department of Administrative Services of the State of Utah, and that the foregoing instrument was signed on behalf of the State of Utah by Statutory authority, and that the State of Utah executed the same.

Sharon Annette Julander
NOTARY PUBLIC

My Commission Expires: 2.29.04

Residing at: Salt Lake County

