

2235130

FEB 27 1968

Recorded _____ at 10:30 A.M.
 Request of CARDON ABSTRACT COMPANY
 Fee Paid HAZEL TAGGART CHASE
 Recorder, Salt Lake County, Utah
 \$3.00 By Amuse Deputy
 Ref. _____

WARRANTY DEED

ORLAND FIANDACA and KARMA FIANDACA, his wife, grantors, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY AND WARRANT to SUGAR STREET DEVELOPMENT CO., grantee, of Salt Lake County, State of Utah, 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:

A parcel of ground located in Sections 24 and 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows: BEGINNING at a point North 89°41'50" West along the section line 270.60 feet and North 0°04'42" East parallel to the East line of the Southwest 1/4, 61.38 feet from the Southeast corner of the Southwest 1/4 of said Section 24 and running thence North 89°41'50" West 69.95 feet to the East right-of-way line of the I-15 Freeway; thence along said East right-of-way line as follows: South 15°17'40" West 557.85 feet; thence South 11°49'20" West 208.51 feet; thence South 2°49' West 279.65 feet; thence South 15°40' East 159.36 feet; thence South 49°57'30" East 89.14 feet to the most Westerly corner of property deeded to Union Oil Company of California by Deed Entry No. 2228678, recorded in Book 2621, Page 159; thence leaving said East right-of-way line, and running thence North 37°19'53" East 107.30 feet; thence South 87°13'58" East 130.00 feet; thence South 140.00 feet to the North right-of-way line of State Highway Project No. 0150; thence South 87°13'58" East 115.32 feet along said North right-of-way line; thence North 0°05'48" East parallel to the East line of the Northwest 1/4 of said Section 25, 1236.27 feet; thence North 0°04'42" East parallel to the East line of the Southwest 1/4 of said Section 24, 726.00 feet; thence North 89°41'50" West parallel to the South line of said Section 24, 65.07 feet to a point on a curve to the right on the East right-of-way line of the I-15 Freeway, the center of which is North 85°13'52" West 2069.86 feet; thence Southwesterly 17.52 feet along the arc of said curve and said East right-of-way line; thence South 10°54' West 216.36 feet along said East right-of-way line to a point on a curve to the right, the center of which is North 78°44'46" West 2059.86 feet; thence Southwesterly 145.26 feet along the arc of said curve and said East right-of-way line; thence South 15°17'20" West 36.75 feet along said East right-of-way line; thence leaving said East right-of-way line and running thence South 0°04'42" West parallel to the East line of the Southwest 1/4 of said Section 24, 257.45 feet to the point of beginning. Containing 11.673 acres.

Witness the hands of said Grantors, this 23 day of February,

BEASLIN, NYGAARD, COKE & VINCENT
 ATTORNEYS AND COUNSELORS AT LAW
 SUITE 920 BOSTON BUILDING
 SALT LAKE CITY, UTAH 84111
 447 EAST MAIN STREET
 VERMILION, UTAH 84076

1968.

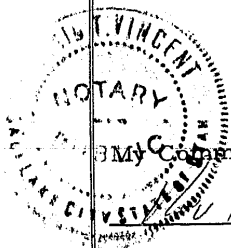
Orland Fiandaca

Karma Fiandaca

STATE OF UTAH)
 : SS.
County of Salt Lake)

On the 23 day of February, 1968, personally appeared before me ORLAND FIANDACA and KARMA FIANDACA, his wife, the signers of the within instrument, who duly acknowledged to me that they signed the same.

[Signature]
Notary Public
residing at 500 Utah



My Commission Expires: 13, 1968