

Return to:
R. L. Roberts
Union Pacific
Room 502, 10 South Main
Salt Lake City, Utah
2391719

WARRANTY DEED

DEED

L. & T. No. **8798-3**
AUDIT **LSD-6**

UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Utah, GRANTOR, hereby conveys and warrants to FREIGHT OUTLET INC., a Utah corporation; FREIGHT OUTLET OF OGDEN, INC., a Utah corporation; and FREIGHT OUTLET OF SUGARHOUSE, INC., a Utah corporation, GRANTEE, for the sum of ONE AND NO/100 DOLLARS (\$1) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described tract of land in Salt Lake City, County of Salt Lake, and State of Utah:

An irregular tract of land situated in the NW $\frac{1}{4}$ of Section 23, Township 1 North, Range 1 West of the Salt Lake Base & Meridian, in Salt Lake County, Utah, bounded and described as follows:

Beginning at a point (Utah State right of way marker) on the south right of way and no access line of Interstate Highway 15, said point being N. $89^{\circ} 51' 30''$ W. along the north line of said Section 23, 258.61 feet and south 594.88 feet from the north quarter-corner thereof, said point being the true point of beginning;

thence S. $1^{\circ} 30'$ W. 25.70 feet;

thence S. $88^{\circ} 24'$ E. 53.02 feet to the center line of an existing asphalt road (old 8th West Street);

thence south $1^{\circ} 36'$ W. along said center line 184.84 feet to a point 10.00 feet perpendicularly northwesterly from the center line of the Oregon Short Line Railroad Company lead track No. A 438;

thence S. $42^{\circ} 35'$ W. parallel to and 10.00 feet perpendicularly northwesterly from the center line of said track 188.85 feet to a point on a curve, (said line is not the back tangent of the following curve);

thence southwesterly 157.427 feet along a curve to the right, having a radius of 368.765 feet, a tangent of 79.931 feet, a deflection angle of $12^{\circ} 13' 47.5''$ right, and whose long chord bears S. $73^{\circ} 10' 12.5''$ W. 156.234 feet to a point of tangent;

thence S. $85^{\circ} 24'$ W. 530.11 feet to a point on the easterly right of way line of Interstate Highway 15, said point being on a curve to the right (said line is not the back tangent of the following curve);

thence northeasterly 722.11 feet along said right of way line and arc of said curve (having a radius of 478.01 feet, a tangent of 450.10 feet, a deflection angle of $43^{\circ} 16' 38.5''$ and whose long chord bears N. $47^{\circ} 31' 21.5''$ E. 655.35 feet) to a point of tangent;

Recorded JUN 16 1971 at 2:30 p.m.
Request of John L. Roberts Deed
Fee Paid JERADAN MARTIN
Recorder, Salt Lake County, Utah
S. 4. 20 By John L. Roberts
Ref:

thence S. 89° 12' E. along the south right of way line of said Interstate Highway 15, 275.24 feet to the true point of beginning.

Containing 6.118 acres, more or less.

Subject to a roadway right of way for 8th West Street.

together with all water rights, rights of way, easements, tenements, hereditaments and appurtenances thereunto belonging.

EXCEPTING from this grant and reserving unto the Grantor, its successors and assigns forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors or assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantee, its successors or assigns.

The above described property is conveyed subject to conditions, restrictions, reservations, easements and encumbrances of record.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its President and attested by its Assistant Secretary thereunto duly authorized, on the 19th day of May, 1971.

UNION PACIFIC LAND RESOURCES CORPORATION

Attest:

By

J. D. Jeffrey
President

J. D. Jeffrey
Assistant Secretary



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STATE OF NEBRASKA)
: ss
COUNTY OF DOUGLAS)

On the 19th day of May, 1971,
before me, a Notary Public in and for said county, personally
appeared J. W. Godfrey, to me personally known to be
the President of the UNION PACIFIC LAND RESOURCES
CORPORATION, who being duly sworn did say that the seal af-
fixed to the foregoing instrument is the corporate seal of
said corporation, and that said instrument was signed, sealed
and executed in behalf of said corporation by authority duly
conferred by its By-Laws, and acknowledged to me said instru-
ment to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and af-
fixed my official seal the day and year first in this, my cer-
tificate, written.

M. R. Sheridan
Notary Public

Residing at Omaha, Nebraska

My commission expires:

March 11, 1974.

