

2457993

DEED

Recorded MAY 22 1972 at 2:03 p.m.
Request of McGHEE LAND TITLE COMPANY
For FRAN JERADAN MARTIN
Recorder, Salt Lake County, Utah
\$ 370 By [Signature] Deputy
Ref. _____

UTAH POWER & LIGHT COMPANY, Grantor, of Salt Lake County, State of Utah, for \$10 and other good and valuable consideration, hereby grants, bargains, sells, conveys and assigns to RANADA, INC., Grantee, all of its rights, title and interest now held or hereafter acquired in and to the following described real property situate in Salt Lake County, Utah, to-wit:

Beginning at a point 122 feet north from the southwest corner of Lot 3, Block 52, Plat "A", Salt Lake City Survey, and running thence east 57 feet; thence north 57 feet to Exchange Place; thence along Exchange Place west 57 feet; thence south 57 feet to the place of beginning.

Beginning at a point 53 feet north from the southwest corner of Lot 3, Block 52, Plat "A", Salt Lake City Survey, and running thence east 82 feet; thence north 17 feet; thence west 25 feet; thence north 52 feet; thence west 57 feet; thence south 69 feet to the place of beginning; together with the steam heating plant and any and all other improvements situated thereon, and all franchises or permits, easements and other property appurtenant to said heating plant, or heretofore used and necessary for the use thereof.

Together with the privileges of an open alley and driveway over the east 13 feet of the south 179 feet of Lot 4, Block, Plat and survey aforesaid, except the east 30 inches thereof, reserving the right to build over said alley at such height above the roadway as not to interfere with ordinary traffic therein, resting the east wall of such building or buildings on said 30 inches.

Together with all and singular the tenements, easements, hereditaments and appurtenances belonging to the above described property or in any wise appertaining, together with all water rights thereunto belonging.

Subject, however, to an outstanding mortgage in favor of Morgan Guaranty Trust Company of New York (formerly Guaranty Trust Company of New York), and H.H. Gould (Successor Co-Trustee) as Trustees

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under Utah Power & Light Company's Mortgage and Deed of Trust, dated as of December 1, 1943, together with all Supplemental Indentures now or hereafter executed.

Grantor warrants the right, title and interest hereunder conveyed against its acts and the acts of any persons claiming by, through or under it but not otherwise.

Witness the hand of said Grantor this 18th day of May, 1972.

UTAH POWER & LIGHT COMPANY

APPROVED
H. Bachner
CHIEF ENGINEER

By *E. A. Hunter*
E. A. Hunter, President

APPROVED AS TO DESCRIPTION
Jo

APPROVED AS TO FORM
W.P.P.

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

On the 18th day of May, 1972, personally appeared before me E. A. Hunter, who being by me duly sworn, did say that he is the President of Utah Power & Light Company, and that said instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors and the said E. A. Hunter duly acknowledged to me that said corporation executed the same.

CAROL J. WILLIAMS
NOTARY PUBLIC
My commission expires:
December 15, 1973
SALT LAKE CITY

Carol J. Williams
NOTARY PUBLIC
Residing at Salt Lake City, Utah

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