

Recording requested by )  
 )  
 SECURITY TITLE COMPANY )  
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 )  
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 )  
 When recorded mail to )  
 Utah Power & Light Company )  
 1407 West North Temple )  
 P. O. Box 899 )  
 Salt Lake City, Utah )  
 )  
 Attention: David R. Neilson )

Recorded JUL 23 1974 at 11:37 A  
 Request of SECURITY TITLE COMPANY  
 Fee Paid, JERADEAN MARTIN  
 Recorder, Salt Lake County, Utah  
 By: [Signature] Deputy

SECURITY TITLE CO. # 155074

Return and mail tax statements to: Space above this line  
 for Recorder's use  
 Utah Power & Light Company  
 P. O. Box 899  
 Salt Lake City, Utah

2638137

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE WESTERN PACIFIC RAILROAD COMPANY, a California corporation, Grantor, hereby conveys and warrants against all claiming by, through or under it, unto UTAH POWER & LIGHT COMPANY, a corporation, Grantee, all that certain real property situate in the City of Salt Lake City, County of Salt Lake, State of Utah, more particularly described in Exhibit "A", attached hereto and hereby made a part hereof as fully as if herein set forth at length.

EXCEPTING AND RESERVING THEREFROM to Grantor, its successors and assigns forever, all minerals, geothermal rights, oil, gas and other hydrocarbon substances below a depth of 500 feet of said real property, without the right of surface entry.

SUBJECT TO the lien of current taxes and assessments.

Dated: July 11, 1974.

THE WESTERN PACIFIC RAILROAD COMPANY  
 By [Signature]  
 VICE President  
 and by [Signature]  
 Secretary

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STATE OF CALIFORNIA )  
 ) ss.  
CITY AND COUNTY OF SAN FRANCISCO )

On this 11<sup>th</sup> day of July, 1974, before me, DIANE L. FAFOUTIS, a Notary Public in and for the said City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared WALTER G. TREANOR and W. D. BREW, known to me to be the Vice President and the Secretary, respectively, of THE WESTERN PACIFIC RAILROAD COMPANY, the corporation described in and that executed the within instrument, and they acknowledged to me that such corporation executed the same pursuant to its By-Laws or a resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year in this certificate first above written.

*Diane L. Fafoutis*  
Notary Public



. . . ALL that real property situate in the County of Salt Lake, State of Utah, described as follows:

PARCEL 1

All of Lots 22, 23 and 24, Block 4, Miles & Hamilton's Addition, in Lot 1, Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

PARCEL 2

All of Lots 22 to 29, inclusive, Block 5, Miles & Hamilton's Addition, in Lot 1, Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

PARCEL 3

A strip of land, 100.00 feet in width, situate in Lot 2 across the Northwest quarter of the Northeast quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being described as follows:

Beginning at a point on the East line of said Lot 2, Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, at a point North  $89^{\circ} 56' 26''$  East along the section line, 1325.11 feet, and South  $00^{\circ} 02'$  East 894.02 feet, from the North Quarter Corner of said Section 3; thence along the Southerly line of the land conveyed to Utah Power & Light Company by deed recorded March 27, 1964 as Entry No. 1988309 in Book 2171, at page 146 of Official Records, thence Westerly along a 2914.79 foot radius curve to the left, 427.83 feet; thence South  $78^{\circ} 04'$  West 115.13 feet to the most Easterly corner of the land conveyed to the State Road Commission of Utah by deed recorded November 27, 1964 as Entry No. 2044032 in Book 2265 at page 43 of Official Records; thence along the Southerly line of the said State Road Commission of Utah property South  $77^{\circ} 59' 21''$  West 199.46 feet, more or less, to the most Easterly Corner of the land conveyed to the State Road Commission of Utah by deed recorded November 27, 1964 as Entry No. 2044031 in Book 2265 at page 42 of Official Records, thence South  $61^{\circ} 37' 44''$  East 154.35 feet, more or less, to the most Northwesterly corner of land conveyed to the State Road Commission of Utah by Final Order of Condemnation recorded March 11, 1964 as Entry No. 1985190 in Book 2165 at page 63 of Official Records, thence North  $77^{\circ} 59' 21''$  East along said State Road Commission of Utah property 88.31 feet; thence North  $78^{\circ} 04'$  East 115.06 feet, more or less; thence easterly along a 2814.79 foot radius curve to the right, 400.00 feet, more or less, to said east line of Lot 2; thence North  $00^{\circ} 02'$  West along said east boundary line, 100.00 feet, to the point of beginning.

Said parcel being a portion of that certain property conveyed by Moses Hallett to Western Pacific Railway Company as recorded in Book '6-S' of Deeds, at Pages 579 to 580, Records of the County of Salt Lake.

EXHIBIT "A"