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Request of Prudential Federal
KATIE L. DIXON, Recorder
Salt Lake County, Utah
\$ 680 By *[Signature]*
REF. _____

2746902

SPECIAL WARRANTY DEED

HENRY S. PICKRELL and BARBARA M. PICKRELL, his wife, whose address is 2333 North Central Avenue, Phoenix, Arizona 85004 (the "Grantors"), hereby convey and warrant against all claiming by, through or under the Grantors, to GRANGER SHOPPING CENTER, a General Partnership with offices at the above address (the "Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah:

Parcel A

Beginning at a point on the South side of 3500 South Street, said point being West 330.00 feet and South 33.00 feet from the Northeast corner of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 287.00 feet; thence East 297.00 feet to the Westerly line of 2700 West Street; thence South 745.10 feet along the said Westerly line; thence West 499.16 feet to the Easterly line of Market Street; thence North 393.10 feet along the said Easterly line; thence Northwesterly 183.99 feet around a 526.66 foot radius curve to the left (chord bearing and distance being North 10° 00' 10" West 183.06 feet); thence Northerly 163.03 feet around a 466.66 foot radius curve to the right (chord bearing and distance being North 10° 00' 10" West 162.20 feet); thence East 120.00 feet; thence North 298.37 feet to the Southerly line of 3500 South Street; thence East 142.26 feet along the said Southerly line, to the point of beginning.

TOGETHER WITH a 60.0 foot easement right-of-way for road and incidental purposes described as follows:

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TI-39073

Commencing 33.0 feet West and 33.0 feet South of the Northeast corner of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the West line of 2700 West Street, South 287.00 feet; thence West 60.0 feet; thence North 287.00 feet to the South line of 3500 South Street; thence along the South line of 3500 South Street, East 60.0 feet to the point of commencement.

Excluding leased property described as follows:

Beginning at a point on the proposed West line of 2700 West Street, said point being South 865.72 feet and West 50.00 feet from the Northeast corner of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South $00^{\circ} 00' 44''$ West 181.34 feet along the proposed West line of 2700 West Street; thence South $89^{\circ} 56' 20''$ West 156.22 feet to a point 30.00 feet East of an existing building; thence running parallel to and 30.00 feet away from the said building for the next three courses and distances: North $00^{\circ} 00' 44''$ East 93.00 feet; thence North $89^{\circ} 56' 20''$ East 27.00 feet; thence North $00^{\circ} 00' 44''$ East 88.34 feet; thence North $89^{\circ} 56' 20''$ East 129.22 feet to the point of beginning.

Parcel B

Beginning at a point on the proposed West line of 2700 West Street, said point being South 865.72 feet and West 50.00 feet from the Northeast corner of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South $00^{\circ} 00' 44''$ West 181.34 feet along the proposed West line of 2700 West Street; thence South $89^{\circ} 56' 20''$ West 156.22 feet to a point 30.00 feet East of an existing building; thence running parallel to and 30.00 feet away from the said building for the next three courses and distances: North $00^{\circ} 00' 44''$ East 93.00 feet; thence North $89^{\circ} 56' 20''$ East 27.00 feet; thence North $00^{\circ} 00' 44''$ East 88.34 feet; thence North $89^{\circ} 56' 20''$ East 129.22 feet to the point of beginning.

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TOGETHER with an easement for sewer, water and other utility purposes, and a right of way for ingress and egress over the following described property:

Beginning at a point on the West side of 2700 West Street, said point being South 1047.06 feet and West 50.00 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00° 00' 44" West 18.0 feet along the West line of 2700 West Street; thence South 89° 56' 20" West 482.16 feet; thence North 00° 00' 44" East 18.0 feet; thence North 89° 56' 20" East 482.16 feet to the point of beginning.

ALSO TOGETHER with an easement for sewer, water and other utility purposes, and a right of way for ingress and egress over the following described property:

Beginning at a point South 865.72 feet and West 179.22 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89° 56' 20" West 30.0 feet to an existing brick building; thence along said building for the next three courses and distances: South 00° 00' 44" West 58.34 feet; thence South 89° 56' 20" West 27.0 feet; thence South 00° 00' 44" West 123.0 feet; thence North 89° 56' 20" East 30.0 feet; thence North 00° 00' 44" East 93.0 feet; thence North 89° 56' 20" East 27.0 feet; thence North 00° 00' 44" East 88.34 feet to the point of beginning.

ALSO TOGETHER with an unlimited right of way over and across the following described property:

Beginning at a point on the West side of 2700 West Street, said point being South 865.72 feet and West 33.0 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0° 0' 44" West 181.34 feet along the West line of 2700 West Street; thence South 89° 56' 20" West 17 feet; thence North 0° 0' 44" East 181.34 feet; thence North 89° 56' 20" East 17 feet to the point of beginning.

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IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto this ____ day of _____, 1975.

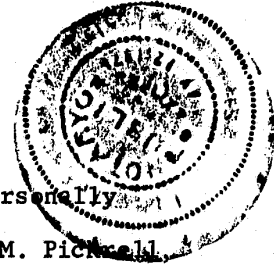
HENRY S. PICKRELL

Henry S. Pickrell
Henry S. Pickrell

BARBARA M. PICKRELL

Barbara M. Pickrell
Barbara M. Pickrell

STATE OF)
) ss.
COUNTY OF)



On the 27th day of September, 1975, personally appeared before me Henry S. Pickrell and Barbara M. Pickrell the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Adelle Lyle Hansen
Notary Public
Residing at Alt Lake City, Idaho

My Commission Expires:

May 12, 1979

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