

WHEN RECORDED, MAIL TO:

C. DEAN LARSEN

200 North Main Street
Salt Lake City, Utah 84103

JUN 28 1976

Recorded at Request of _____

at 440 M. Fee Paid \$ 5.40

Katie L. Dixon, Salt Lake County Recorder

by Carol Gunnarsson Dep. Book _____ Page _____ Ref.: _____
Cheryl Warrington

Mail tax notice to C. DEAN LARSEN Address 200 North Main, Salt Lake City,
Utah, 84103

2829880 WARRANTY DEED

C. DEAN LARSEN & MARY JO LARSEN, his wife, J. GARY SHEETS & KATHLEEN W. SHEETS, his wife,
ROBERT W. RAYBOULD & NANCY H. RAYBOULD, his wife, and WALLACE A. WRIGHT, JR. &
JERALYNN WRIGHT, his wife, grantors

of SALT LAKE CITY, County of SALT LAKE, State of Utah, hereby
CONVEY and WARRANT to

COMMERCIAL CLUB, LTD., A Utah Limited Partnership

of Salt Lake City, County of Salt Lake City, State of Utah grantee
TEN---(\$10.00)-----DOLLARS, for the sum of
and other good and valuable consideration
the following described tract of land in SALT LAKE County,
State of Utah:

SEE SCHEDULE "A", ATTACHED HERETO.

WITNESS, the hand of said grantor, this 1st day of
July, A. D. 1975

Signed in the Presence of

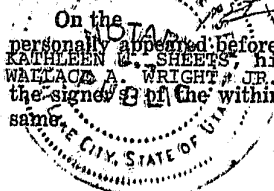
C. Dean Larsen
Mary Jo Larsen
J. Gary Sheets
Kathleen W. Sheets
Robert W. Raybould
Nancy H. Raybould
Wallace A. Wright, Jr.
Jeralynn Wright

STATE OF UTAH

County of SALT LAKE

} ss.

On the _____ day of July, A. D. 1975
personally appeared before me C. DEAN LARSEN, MARY JO LARSEN, his wife, J. GARY SHEETS
KATHLEEN W. SHEETS, his wife, ROBERT W. RAYBOULD, NANCY H. RAYBOULD, his wife,
WALLACE A. WRIGHT, JR., and JERALYNN WRIGHT, his wife
the signers of the within instrument, who duly acknowledged to me that they executed the
same



Moraine Petersen

Notary Public.

My commission expires 1/9/79 Residing in Salt Lake City, Utah

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SCHEDULE "A"

Beginning at the intersection of Exchange Place and Cactus Street, which point is 297 feet East and 179 feet North from the Southwest corner of Block 52, Plat "A", Salt Lake City Survey, and running thence Westerly along South line of Exchange Place 75 feet; thence South 109 feet; thence East 75 feet to the West line of Cactus Street; thence Northerly along the West line of Cactus Street 109 feet to the point of beginning, being in and a part of Lot 3, Block and Plat aforesaid.

Subject to all easements of record.

Subject to taxes for 1975.

Subject to a Deed of Trust in favor of Farmers State Bank, a Utah Banking Corporation; and a Deed of Trust in favor of C. Dean Larsen, Trustee

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 62 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 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.

Subject to a mortgage in favor of Utah Power and Light Company, mortgagee.