

2865405

Recorded OCT 12 1976 at 4.55 PM  
FOR STEWART TITLE OF UTAH  
KATIE L. DIXON, Recorder  
Salt Lake County, Utah  
\$ 350 By Cheryl Harrington Deputy  
Cheryl Harrington

REF.

WARRANTY DEED

LAURELWOOD, a Utah Limited Partnership; LAURELWOOD VILLAGE, a Montana Partnership; LAURELWOOD VILLAGE II, a Montana Limited Partnership; LAURELWOOD VILLAGE III, a Montana Limited Partnership, and LAURELWOOD VILLAGE IV, a Montana Limited Partnership, Grantors, hereby CONVEY and WARRANT to JOHN NIKOLS, Grantee, of Salt Lake City, Salt Lake County, State of Utah, for the sum of TEN DOLLARS and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah:

TRACT NO. I: Beginning at a point on the South line of a Steet which is South 0°02'11" East 40.34 feet along the Monument line of Edison Street and South 89°54'32" West 182.50 feet from the Salt Lake City Monument at 13th South and Edison Street, and running thence South 89°54'32" West 164.50 feet along the South line of said 1300 South Street to the East line of State Street to a point given as the Northwest corner of Block 2, Nyes Addition, and running thence South 0°02'11" East 155.00 feet along said East line; thence North 89°54'32" East 164.50 feet; thence North 0°02'11" West 155.00 feet to the point of beginning.

Together with a permanent easement on a tract of land owned by the Grantors and hereinafter described as Tract No. II, for the non-exclusive and non-revocable right, together with tenants, occupants, employees, licensees and business invitees of Tract No. II, to use the parking areas (which expression as used herein includes entrances, exits, driveway, and walks) appurtenant to Tract No. II for the purposes of egress, ingress, and parking of motor vehicles for Grantee, its employees and business invitees.

TRACT NO. II: Beginning at the Northeast corner of Block 2, NYES ADDITION, according to the official plat thereof, said point being South 0°02'11" East 40.34 feet along the monument line of Edison Street and South 89°54'32" West 33.0 feet from the Salt Lake City Monument at 1300 South Street and Edison Street, and running thence South 0°02'11" East 574.20 feet along the West line of Edison Street; thence South 89°54'32" West 314.00 feet to the East line of State Street; thence North 0°02'11" West 419.20 feet along said East line of State Street; thence North 89°54'32" East 164.50 feet; thence North 0°02'11" West 155.00 feet to the South line of 1300 South Street; thence North 89°54'32" East 149.50 feet along said South line of 1300 East Street to the point of beginning.

Subject to an easement to cross the parcel of land above described as Tract No. I for the purpose of having access to the premises described as Tract No. II. (The cost of maintenance of the right of ways in Tract I shall be borne equally by the owners of Tract I and Tract II). Said easement to be upon the existing driveways or any future modification of the driveways upon mutual consent of parties of interest.

DATED this 8th day of October, 1976.

LAURELWOOD

By Alvin W. Emery  
Alvin W. Emery, Gen. Partner

LAURELWOOD VILLAGE

By James A. Woodahl  
James A. Woodahl, Gen. Partner

BOOK 4367 PAGE 94

LAURELWOOD VILLAGE II

By James A. Woodahl  
James A. Woodahl, Gen. Partner

LAURELWOOD VILLAGE III

By James A. Woodahl  
James A. Woodahl, Gen. Partner

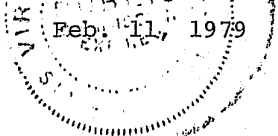
LAURELWOOD VILLAGE IV

By James A. Woodahl  
James A. Woodahl, Gen. Partner

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

On the 8th day of October, 1976, personally appeared before me ALVIN W. EMERY, General Partner, of Laurelwood, a Utah Limited Partnership, and duly acknowledged to me that he executed the foregoing instrument as said General Partner of said Partnership.

My commission expires:

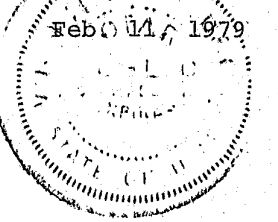


Virginia B. Godfrey  
Notary Public  
Residing at Salt Lake City, Utah

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

On the 8th day of October, 1976, personally appeared before me JAMES A. WOODAHL, General Partner of Laurelwood Village, a Montana Partnership; General Partner of Laurelwood Village II, a Montana Limited Partnership; General Partner of Laurelwood Village III, a Montana Limited Partnership, and General Partner of Laurelwood Village IV, a Montana Limited Partnership, and duly acknowledged to me that he executed the foregoing instrument as said General Partner of said Partnerships.

My commission expires:



Virginia B. Godfrey  
Notary Public  
Residing at Salt Lake City, Utah

584367 POC 95