

3216075

SPECIAL WARRANTY DEED

UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Nebraska, GRANTOR, hereby conveys to GIBBONS REALTY COMPANY, a corporation of the State of Utah, GRANTEE, for the sum of ONE AND NO/100 DOLLARS (\$1.00), and other valuable consideration, the receipt whereof is hereby acknowledged, the following described tract of land in Salt Lake County, State of Utah:

A parcel of land situate in Section 36, T 1 S, R 1 W and in Section 1, T 2 S, R 1 W of the Salt Lake Meridian, in Salt Lake County, State of Utah, more particularly described as follows:

Commencing at the point of the intersection of the centerline of the main track of the Ogden-Sandy Main Line of the Oregon Short Line Railroad Company, with the centerline of 45th South Street (formerly 16th Street South), said point being South a distance of 271.70 feet and West a distance of 769.30 feet from the East Quarter corner of said Section 1;

thence along said centerline of 45th South Street, (formerly 16th Street South) S. 89° 40' 15" E., a distance of 100.0 feet to the southeast corner of a parcel of land conveyed by James Gordon to The Utah Central Railway Company by Warranty Deed dated September 24, 1886, O.S.L., L.P.D.A. 990;

thence along the south line of said deeded parcel and along said centerline of 45th South Street, N. 89° 40' 15" W., a distance of 67.0 feet to a point 33.0 feet easterly, measured at right angles, from said centerline of main track;

thence parallel with and 33.0 feet distant easterly, measured at right angles, from said centerline of main track, N. 00° 19' 45" E., a distance of 1129.9 feet, to the beginning of a tangent curve, concave westerly, having a radius of 2897.93 feet;

thence northwesterly along said curve, through an angle of 4° 03' 50", an arc distance of 205.54 feet, to the TRUE POINT OF BEGINNING;

Recorded DEC 27 1978 at 10:15 A.M.

Request of Gibbons Realty Co.

KATIE L. DIXON, Recorder
Salt Lake County, Utah

\$ 800 By [Signature] Deputy
G. Schwaner

REF. _____
FD Box 30429
SLC 84125

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thence continuing along said curve through an angle of 5° 36' 10", an arc distance of 283.38 feet:

thence tangent to said curve and parallel with and 33.0 feet distant easterly, measured at right angles, from said centerline of main track, N. 9° 20' 15" W., a distance of 1120.6 feet to the beginning of a tangent curve concave westerly, the center of which bears S. 80° 39' 45" W., a distance of 5762.65 feet;

thence northwesterly along said curve, through an angle of 2° 22' 29", an arc distance of 238.84 feet to the northerly line of that parcel of land conveyed to the Utah Central Railway Company by said Deed D. A. 990, said point also being 33.0 feet distant easterly, measured radially from said centerline of main track.

thence along the north line of said deeded parcel, East, a distance of 68.5 feet, more or less, to a point that is 100.0 feet distant easterly, measured radially, from said centerline of main track, said point being the beginning of a non-tangent curve, concave westerly, the center of which bears S. 78° 25' 28" W., a distance of 5829.65 feet;

thence southeasterly along said curve, through an angle of 2° 14' 17", an arc distance of 227.71 feet;

thence along the east line of said deeded parcel and parallel with and 100 feet easterly, measured at right angles from said centerline of main track, S. 9° 20' 15" E., a distance of 85.64 feet to the beginning of a non-tangent curve concave northeasterly, the center of which bears N. 61° 23' 35" E., a distance of 905.366 feet, said point being 50 feet northeasterly, measured radially, from the centerline of the abandoned Bullion Spur Track as formerly constructed and operated;

thence southeasterly along said curve and parallel with said abandoned spur through an angle of 19° 33' 50", an arc distance of 309.14 feet;

thence along the northeast line of said deeded parcel and parallel with said abandoned spur, S. 48° 10' 15" E., a distance of 564.65 feet;

thence S. 41° 49' 45" W., a distance of 100.0 feet;

thence along a southwesterly line of said deeded parcel and parallel with and 50 feet southwesterly, measured at right angles from said centerline of abandoned spur track, N. 48° 10' 15" W., a distance of 564.65 feet to the beginning of a tangent curve, concave northeasterly, the center of which bears N. 41° 49' 45" E., a distance of 1005.366 feet;

thence northwesterly along said curve, through an angle of 7° 03' 15", an arc distance of 123.78 feet, to a point which is 100.0 feet distant easterly, measured at right angles, from said centerline of the main track;

thence parallel with and 100.0 feet distant easterly measured at right angles, from said centerline of main track, S. 9° 20' 15" E., a distance of 804.27 feet to the beginning of a tangent curve concave westerly, having a radius of 2964.93 feet;

thence southerly along said curve, through an angle of 5° 36' 10", an arc distance of 289.94 feet;

thence S. 86° 15' 55" W., a distance of 67.0 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing an area of 4.298 acres, more or less.

Together with all rights of way, easements, tenements, hereditaments and appurtenances thereunto belonging.

EXCEPTING from this grant and reserving unto the GRANTOR, its successors and assigns forever, all mineral and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the GRANTOR, its successors or assigns, but without entering upon or using the surface of the lands hereby conveyed and in such manner as not to damage the surface of said lands, or to interfere with the use thereof by the GRANTEE, its successors and assigns.

AND ALSO EXCEPTING from this grant and reserving unto the GRANTOR, its successors and assigns forever, an easement for view along and upon a thirty-seven (37) foot wide strip on the west side of the property herein conveyed abutting on the west line of said property running north and

south and extending two hundred (200) feet to the north from the north line of Fireclay Avenue and GRANTEE, by acceptance of this conveyance, agrees, for itself, its successors and assigns, as a covenant running with the land, not to erect any buildings on said strip of land, nor shall GRANTEE, or its successors and assigns, erect any structures, or permit any trees or shrubbery to grow, above a height of six (6) feet on said strip of land.

GRANTOR warrants the property herein conveyed against its acts and those of any person claiming by, through, or under GRANTOR and against those acts only.

The above-described property is conveyed subject to 1978 general property taxes, now a lien, but not yet due or payable, and to all conditions, restrictions, reservations, easements and encumbrances that are of record or open and obvious on the ground.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed by its Executive Vice President and attested by its Assistant Secretary thereunto duly authorized, on the 19th day of December, 1978.

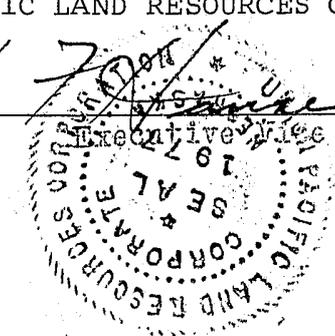
UNION PACIFIC LAND RESOURCES CORPORATION

By

A. J. [Signature]
Executive Vice President

Attest:

Eldon E. Thompson
Assistant Secretary



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STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

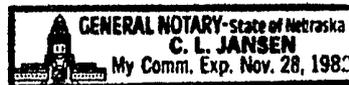
On this 19th day of December, 19 78,
before me, a Notary Public in and for said County, personally
appeared H. F. Hansen to me personally known to be
Executive Vice President of UNION PACIFIC LAND
RESOURCES CORPORATION, who being duly sworn did say that the
seal affixed to the foregoing instrument is the corporate seal
of said Corporation, and that said instrument was signed, sealed
and executed in behalf of said Corporation by authority duly
conferred by its By-Laws, and acknowledged to me said instrument
to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed my official seal the day and year first in this,
my certificate, written.

C. L. Jansen
Notary Public
Residing at Douglas County, Nebraska

My commission expires:

Nov. 28, 1982



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