

MAIL TO: FOX, EDWARDS & GARDINER
American Plaza II Suite 400
57 West 200 South
SLC, Ut 84101
Attn: Stephen g. Stoker
WARRANTY DEED

Stephen g. Stoker
Attn: Stephen g. Stoker

SECURITY TITLE CO.
REF _____
SEP _____

JUL 23 1 23 PM '81

KATHIE L. BIXON
RECORDER
SALT LAKE COUNTY,
UTAH

21

3169276

SALT LAKE INTERNATIONAL CENTER, a corporation organized and existing under the laws of the State of Utah, with its principal office in Salt Lake City, Salt Lake County, State of Utah, GRANTOR, hereby CONVEYS AND WARRANTS to EATON CORPORATION, an Ohio corporation, with offices at 100 Erieview Plaza, Cleveland, Ohio, 44114, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land located in Salt Lake City, Salt Lake County, State of Utah, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO:

(a) Real estate taxes for the year 1981, now a lien but not yet due;

(b) Drainage and utility easements as shown on Plat 5, Salt Lake International Center, as recorded in the Office of the Salt Lake County, Utah, Recorder;

(c) All applicable statutes, ordinances, rules and regulations of state, county, municipal and other governmental entities relating to the said real property or the use thereof;

(d) The Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center filed and recorded on April 30, 1975 in the office of the Salt Lake County, Utah, Recorder as Entry No. 2703864; the Amendment to Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center filed and recorded on July 21, 1976 in the office of the Salt Lake County, Utah, recorder as Entry No. 2836791; the Supplemental Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, Unit 5, filed and recorded August 7, 1978 in the office of the Salt Lake County, Utah, Recorder as Entry No. 3148959;

(e) A reservation in GRANTOR of an undivided one-half (1/2) interest in and to the oil, gas and other minerals in and under the said

SECURITY TITLE CO.
No. 217431

BOOK 5274 PAGE 465

real property, provided, however, that any exploration or development of oil, gas or other minerals on or under the said real property shall require the written consent and approval of GRANTEE as a precondition to any such exploration or development of oil, gas or other minerals on or under the said real property;

(f) A reservation of an undivided one-half (1/2) interest in and to the oil, gas and other minerals in and under the said real property; said reservation being in T. E. Jeremy, also known as Thomas E. Jeremy, and Rebecca D. Jeremy, his wife, and Grace J. Cassady; provided, however, that GRANTOR hereby assigns to GRANTEE the right GRANTOR has to consent to any exploration or development of oil, gas or other minerals on or under the said real property, which consent of GRANTEE is a precondition to any such exploration or development of oil, gas or other minerals on or under the said real property.

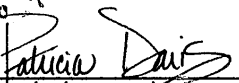
The officers who sign this Warranty Deed hereby certify that this Warranty Deed and the transfer represented hereby was duly authorized under a resolution duly adopted by the Board of Directors of the GRANTOR as a lawful meeting held and attended by a quorum.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be hereunto affixed by its duly authorized officers this 22nd day of July, 1981.

SALT LAKE INTERNATIONAL CENTER
a Utah Corporation

By 
Emanuel A. Floor, President

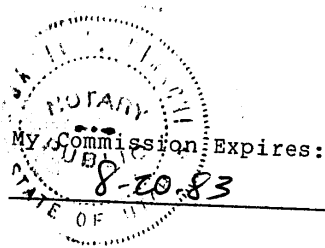



Patricia Davis
Assistant Secretary

BOOK 5274 PAGE 466

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

On the 22nd day of July, 1981, personally appeared before me Emanuel A. Floor and Patricia Davis, who, being by me duly sworn did state, each for themselves, that he, the said Emanuel A. Floor, is President, and that she, the said Patricia Davis is Assistant Secretary of Salt Lake International Center, a Utah corporation, that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution duly adopted by its Board of Directors, and the said Emanuel A. Floor and Patricia Davis each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Don J. Davis
NOTARY PUBLIC
Residing at: Centerville, Utah

BOOK 5274 PAGE 467

EXHIBIT "A"

Real Property located in Salt Lake County, State of Utah, and described as follows:

Beginning at the North 1/4 corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian, and running thence North 89°58' East, 217.26 feet; thence South 0°02'00" East, 380.38 feet to a point on the arc of a 73.00 foot radius curve to the left, radial to which bears North 26°54'32" West, (Central angle - 126°14'56"); thence Southerly and Southeasterly along the arc of said curve 160.85 feet; thence South 0°02'00" East, 350.38 feet to the point of curvature to a 30.00 foot radius curve to the right (central angle - 90°.00'); thence Westerly 47.12 feet along the arc of said curve; thence South 89°58'00" West, 1114.56 feet; thence North 0°02'00" West, 891.00 feet, thence North 89°58' East, 927.30 feet to the point of beginning.

This Exhibit "A" is attached to that certain Warranty Deed dated as of the 22nd day of July, 1981, executed by Salt Lake International Center, as Grantor, in favor of Eaton Corporaton, as Grantee.

BOOK 5274 PAGE 468