

Recorded at Request of grantee
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to grantee Address 566 N. 300 W. SLC UT 84103

WARRANTY DEED

(Special)

3683270

RICHARD CHRISTENSON, Trustee for Cape Trust. grantor
of Salt Lake City, County of Salt Lake, State of Utah hereby
CONVEY AND WARRANT against all claiming by, through or under
to GOLDEN HILLS LAND CORPORATION, a Utah Corporation

of Salt Lake City, County of Salt Lake, State of Utah for the sum of
TEN AND NO/100-----DOLLARS,
(and other good and valuable consideration)
the following described tract of land in Salt Lake County,
State of Utah:

(See Exhibit "A", attached hereto and by this reference made a part hereof.)

T-83268

Richard Christenson
Wayne Harpen

REF. 3683270
JUN 10 3 34 PM '82
KATHLEEN BROWN
REGISTERED
SALT LAKE COUNTY
UTAH

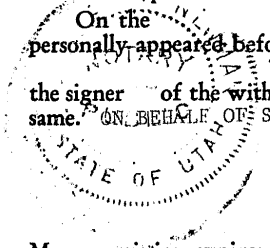
WITNESS, the hand of said grantor, this 10th day of June, A. D. 19 82

Signed in the Presence of *Richard A. Christenson*
Richard Christenson, Trustee for Cape Trust

STATE OF UTAH, }
County of Salt Lake } ss.

On the _____ day of _____, A. D. 19 _____
personally appeared before me Richard Christenson, Trustee for Cape Trust

the signer of the within instrument, who duly acknowledged to me that he executed the same on behalf of SAID TRUST.



Richard A. Christenson
Notary Public.

My commission expires 8-15-85 Residing in SLC UT

Utah Title and Abstract Company

Salt Lake 355-7533 Tooele 882-3511 Sevier 896-6175 Summit 336-5679 Zenith 864 Weber 399-3373

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EXHIBIT "A"

PARCEL NO. 1:

BEGINNING at a point on the West right of way line of Utah state Highway, South 2196.87 feet and East 681.06 feet from the Northwest corner of Section 1, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 21°42'20" East 446.56 feet along the West right of way line of said State Highway; thence North 89°48'35" West 238.91 feet to the East right of way line of Wasatch-Bonneville Boulevard (undedicated); thence North 10°05'55" East 420.62 feet along the East right of way line of said Boulevard to the point of BEGINNING.

PARCEL NO. 2:

BEGINNING at a point on the West line of a highway South 2196.87 feet and East 681.06 feet, and South 21°42'20" East 446.56 feet from the Northwest corner of Section 1, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°48'35" West 238.91 feet, more or less, to the East right of way line of Wasatch-Bonneville Boulevard (undedicated); thence South 11° West 90 feet, more or less, to the South line of the Northwest quarter of said Section 1; thence East 294.3 feet to the West line of a highway; thence Northwesterly along the West line of said highway 90 feet, more or less, to the point of BEGINNING.

Subject to an easement over the following described parcel of land:

Beginning at a point on the East right-of-way line of the proposed re-alignment of Wasatch Blvd., said point being South 89°52'31" East 614.501 feet along the 1/4 section line and Northerly 461.669 feet along said East right-of-way line around a 2869.93 foot radius curve to the left from the West 1/4 corner of Section 1, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 85°30'23" East 25.00 feet; thence North 68°13'35" East 25.00 feet; thence Northwesterly around a 25.0 foot radius curve to the left to the point of beginning.

Subject to an easement for installation and maintenance of advertising signs including electrical power service over the Northerly 15 feet of said land, together with rights of ingress and egress over any part of said Northerly 15 feet for the full and free enjoyment of the easement hereby reserved. The area covered shall be that included in a triangle, beginning from the Northerly tip of said land and extending Southerly on each side line thereof 15 feet, with the base of the triangle being a line extending Easterly and Westerly between the points which are 15 feet Southerly on each side line as aforesaid.