

WHEN RECORDED, RETURN TO:  
Jerry L. Brown  
50 South Main Street, Suite 1600  
Salt Lake City, Utah 84144

T-88733

3781562

WARRANTY DEED

PETER B. SWANER, grantor, a single man, of Scottsdale, County of Maricopa, State of Arizona, hereby CONVEYS and WARRANTS to JERRY L. BROWN, as to an undivided one-third interest, RICHARD K. SAGER, as to an undivided one-third interest, and MERRILL INVESTMENT COMPANY, a Utah general partnership, as to an undivided one-third interest, as tenants in common, whose addresses are, for purposes of this Deed, c/o Jerry L. Brown, 50 South Main Street, Suite 1600, Salt Lake City, Utah 84144, grantees, for the sum of TEN DOLLARS and other good and valuable consideration, the following-described tract of land in Salt Lake County, State of Utah, to-wit:

Beginning at the point of intersection of the east line of 21st East Street with the south line of 21st South Street, which point is 259.5 feet North  $0^{\circ}41'30''$  East from the Northwest corner of Lot 3, Block 1, Country Club Acres; and running thence South  $89^{\circ}30'$  East along the south line of 21st South Street a distance of 165 feet; thence South  $0^{\circ}41'30''$  West a distance of 135 feet; thence North  $89^{\circ}30'$  west a distance of 165 feet to the east line of 21st East Street; thence North  $0^{\circ}41'30''$  East a distance of 135 feet along the east line of 21st East Street to the point of beginning.

EXCEPTING therefrom: See reverse side

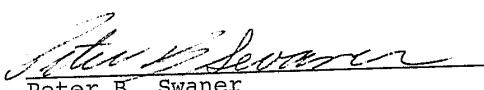
SUBJECT only to:

1. That certain Lease dated March 19, 1963, a memorandum of which is recorded in Book 2042, Page 387, as Entry No. 1914377 on April 22, 1963, in the Official Records of Salt Lake County, as duly amended; and

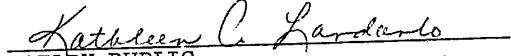
2. Taxes for the year 1983 which are accruing as a lien but are not yet due and payable.

WITNESS the hand of said grantor, this 11th day of April, 1983.

Signed in the presence of

  
Peter B. Swaner

STATE OF ARIZONA )  
: ss.  
COUNTY OF MARICOPA )  
CONC'D. On the 11th day of April, 1983, personally  
appeared before me PETER B. SWANER, a single man, the signer  
of the above instrument, who duly acknowledged to me that he  
executed the same.

  
NOTARY PUBLIC  
Residing at 7234 E. Shea Blvd.  
Scottsdale, AZ 85254

My commission expires:

My Commission Expires Nov. 22, 1985

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EXCEPTING therefrom the following described property previously conveyed to SALT LAKE CITY, a municipal corporation of the State of Utah, in that certain Quit Claim Deed dated February 10, 1972, and recorded February 18, 1972, as Entry No. 2438347, in Book 3043, at Page 790, of Official Records, and in that certain Quit Claim Deed dated December 6, 1974, and recorded December 23, 1974, as Entry No. 2673523, in Book 3750, at Page 110 of Official Records:

COMMENCING at the Northwest corner of Lot 3, Block 1, COUNTRY CLUB ACRES; thence North  $0^{\circ}41'30''$  East 259.5 feet to the South line of 21st South Street and the true point of beginning; thence running South  $89^{\circ}30'$  East along the South line of 21st South Street a distance of 15.00 feet; thence South  $45^{\circ}24'16''$  West 21.18 feet, more or less, to a point on the East line of 21st East Street, a distance 15.00 feet South from its intersection with the South line of 21st South Street; thence North  $0^{\circ}41'30''$  East 15.00 feet to the true point of BEGINNING.

KATIE L. JACKON  
RECORDING  
SALT LAKE CITY  
UTAH

APR 15 3 27 PM '83

RECORDED  
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UTAH

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