

3903316

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole, Grantor, of Salt Lake City, Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS, only against acts of itself and none other or against all claiming by, through or under it to M.P.E. INCORPORATED, an Arizona Corporation, Grantee, of 5308 North 12th Street, Suite 402, Phoenix, Arizona 85014 for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract of land, situate in the County of Salt Lake, State of Utah, and more particularly described as follows:

BEGINNING in the center of irrigating ditch West 54 rods from the Northeast corner of the Southeast 1/4 of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; thence South 22.4 rods; thence North 84-3/4° West 16.5 rods; thence North 20.9 rods to the South boundary of Northeast 1/4 of said Section 19; thence East 0.4 rods; thence North 21.1 rods to center of County Road; thence South 84-3/4° East 16.1 rods; thence South 19.6 rods, more or less, to the place of BEGINNING.

SUBJECT to the right-of-way of Cahoon & Maxfield ditch.

ALSO SUBJECT to the right-of-way of a County Road on the North.

EXCEPTING THEREFROM the following 2 parcels:

BEGINNING at a point approximately 916 feet West and 362 feet South from the North east corner of the Southeast 1/4 of said Section 19; thence North 84°45' West 272.25 feet; thence North 118 feet, more or less; thence South 81°42'59" East 267 feet, more or less; thence South 105 feet, more or less, to the point of BEGINNING.

BEGINNING at a point which is approximately 219 feet South and 1180 feet West from the East 1/4 corner of said Section 19; thence South 81°42'59" East 275.36 feet; thence North 85.79 feet; thence North 81°42'59" West 275.36 feet, more or less; thence South 85.79 feet, more or less, to the point of BEGINNING.

SUBJECT TO recorded easements, rights, rights-of-way, reservations of mineral rights and other reservations, conditions, covenants and restrictions.

SPECIFICALLY SUBJECT TO charges, fees and assessments of Salt Lake Suburban Sanitary District No. 2 not yet due and payable; to right-of-way and easement for pipeline in favor of Salt Lake City Suburban Sanitary District No. 2 as shown by Agreement recorded in Book 3600, Page 102, subject to non-access shown in that certain Quit-Claim Deed recorded May 12, 1980 in Book 5099, Page 682 and to temporary easement in favor of Utah Department of Transportation recorded May 12, 1980 in Book 5074, Page 126.

ALSO SUBJECT TO matters, including irrigation ditches, power poles and overhead lines, sewer easements and water hydrant shown on survey dated December 1, 1980 by Aposhian Consulting Engineers, Inc.

SECURITY TITLE CO.
E 224 36.5
DRU No.

BOOK 5530 PAGE 1593

Page 2 of that certain Special Warranty Deed from Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation Sole to M.P.E. Incorporated, an Arizona Corporation pertaining to Grantor's property South of 6400 South Street in the SE Quarter, Section 19, Township 2 South, Range 1 East.

The Grantor specifically reserves and excepts all water, minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land.

IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its name and affixed its corporate seal by its Authorized Agent this 26th day of January, 1984.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole

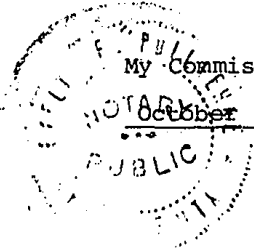
BY: Fred A. Baker
Authorized Agent

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 26th day of January, 1984, personally appeared before me FRED A. BAKER, personally known to me to be the Authorized Agent of the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, who acknowledged to me that he signed the foregoing instrument as Authorized Agent for the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation Sole, and that the seal impressed on the within instrument is the seal of said Corporation, and the said FRED A. BAKER acknowledged to me that the said Corporation executed the same.

Evelyn E. Pahl
Notary Public in and for the State of Utah
Residing in: Salt Lake City, Utah

My Commission Expires:
October 9, 1986



[Handwritten Signature]
SECURITY TITLE CO.
REF. DEPT.
SALT LAKE COUNTY, UTAH
FEB 9 11 43 AM '84
KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

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