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WARRANTY DEED

A Keyser Company  
A Partnership  
328 West 200 South  
Salt Lake City, Utah 84101, Grantor,

hereby conveys and warrants to

Utah Paper Box Company  
A Utah Corporation  
340 West 200 South  
Salt Lake City, Utah 84101, Grantee,

for the sum of Ten Dollars and other good and sufficient consideration, the following described tract of land located in Salt Lake County, State of Utah:

Beginning at a point 100 feet East and North 0°03'48" West 178.4 feet from the Southwest corner of Block 66, Plat "A," Salt Lake City Survey, thence Northwesterly on a curve to the right (radius being 173.8 feet) 120.76 feet; thence South 89°58'19" West 14.28 feet; thence North 70 feet; thence East 660 feet; thence South 130 feet; thence West 395 feet; thence South 21.6 feet; thence West 165 feet to the point of beginning.

Together with a right-of-way beginning at a point 130 feet South from the Northeast corner of said Lot 1; and running thence West 395 feet; thence South 45 feet; thence East 81 feet; thence South 165 feet; thence East 24 feet; thence North 165 feet; thence East 290 feet; thence North 45 feet to the point of beginning. Subject to the present railroad right-of-way along the South portion of said property. Subject to adjacent property owners right to the use and enjoyment of all rights and easements of the railroad spur track and trackage facilities and subject to the rules and regulations of the railroad company relating thereto.

A right-of-way easement 65.66 feet in width for buried cable in favor of the Mountain States Telephone and Telegraph Company by instrument recorded November 22, 1957, as Entry No. 1566576 in Book 1462 at Page 498 of the Official Records, and particularly described as follows:

Commencing at the Southwest corner of Lot 2, Block 66, Plat "A," Salt Lake City Survey, and running thence East 32-1/2 feet; thence North 10 rods; thence West 65.66 feet; thence South 10 rods; thence East 33.16 feet to beginning.

92  
MAR 30 3 08 PM '84  
REC'D OF DEED  
Paul B. Keyser  
Wayne Harper

KATH L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

340 W. 200 SO SEC 84101

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Easement for maintenance of 8-inch water pipe line as described in that certain Agreement between Oregon Short Line Railroad Company and A. Keyser Company dated May 21, 1968, and recorded June 3, 1968, in Book 2663 at Page 377 as Instrument No. 2247656 of the records of the Salt Lake County Recorder.

Excepting therefrom the following described parcels previously quit-claimed to the Grantor by the Grantee:

Parcel A:

Beginning at a point 165 feet South from the Northeast corner of Lot 1, Block 66, Plat "A" Salt Lake City Survey; and running thence West 290 feet; thence South 10 feet; thence East 290 feet; thence North 10 feet to the point of beginning. Subject to the present railroad right-of-way along the South portion of said property. Subject to adjacent property owners right to the use and enjoyment of all rights and easements of the railroad spur track and trackage facilities and subject to the rules and regulations of the railroad company relating thereto.

Parcel B:

Beginning at a point 165 feet South 314 feet West from the Northeast corner of said Lot 1, Block 66, Plat "A" Salt Lake City Survey; and running thence West 81 feet; thence South 10 feet; thence East 81 feet; thence North 10 feet to the point of beginning. Subject to the present railroad right-of-way along the South portion of said property. Subject to adjacent property owners right to the use and enjoyment of all rights and easements of the railroad spur track and trackage facilities and subject to the rules and regulations of the railroad company relating thereto.

SUBJECT TO encumbrances, easements, restrictions and rights of way appearing of record or enforceable in law and equity.

WITNESS the hand of the said Grantor this 28<sup>th</sup> day  
of March, 1984.

A. KEYSER COMPANY

By A. J. Haggard  
Partner

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

On the 28th day of March, 1984,  
personally appeared before me I. J. WAGNER, who being  
by me duly sworn did say that he, the said I. J. WAGNER,  
is a Partner of A. Keyser Company and that the within and foregoing  
instrument was signed in behalf of said Partnership by authority of  
the Partnership Agreement of said Partnership, and acknowledged to  
me ~~by~~ said Partnership executed the same.



My commission expires:

May 31, 1987

Wm. J. Finlayson  
NOTARY PUBLIC  
Residing in  
Salt Lake City, Utah