

WHEN RECORDED, MAIL TO:

WILLIAM A. NIESE  
THE TIMES MIRROR COMPANY  
TIMES MIRROR SQUARE

Los Angeles, California 90053 1900 17th Street  
Mail tax notice to Independent Paper Stock Address San Francisco, CA 94105  
Co. Attention: Vice President

# WARRANTY DEED

[CORPORATE FORM]

**3924036**

S. FRIEDMAN REALTY COMPANY, a corporation organized and existing under the laws of the State of Utah, with its principal office at 2441 Broadway, City and of County of Denver, State of Utah, grantor, hereby CONVEYS AND WARRANTS to

INDEPENDENT PAPER STOCK CO., a California corporation, grantee for the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 (150,000.00) DOLLARS. the following described tract s of land in Salt Lake County, State of Utah:

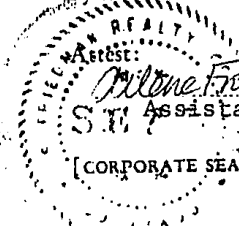
SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

AR 34007

APR 3 1 05 PM '84  
KATHLEEN DIXON  
RECORDER  
SALT LAKE COUNTY, UTAH  
ASSOCIATED TITLE CO.  
SALT LAKE COUNTY, UTAH  
REF. DEP.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 30th day of March, A. D. 19



S. FRIEDMAN REALTY Company  
a Colorado corporation,  
By Marshall Friedman  
Marshall Friedman, President.

STATE OF UTAH, COLORADO  
City and  
County of Denver } ss.

On the 30th day of March, A. D. 1984 personally appeared before me Marshall Friedman and Arlene Hirschfeld who being by me duly sworn did say, each for himself, that he, the said Marshall Friedman is the president, and he, the said Arlene Hirschfeld is the secretary -Asst. of S. Friedman Realty Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Marshall Friedman and Arlene Hirschfeld, each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



ASSOCIATED TITLE COMPANY

Notary Public Shirley L. Smith  
Residing at 840 E. Nevada, Denver, CO 80231  
My Commission Expires: December 9, 1985

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EXHIBIT A

PARCEL 1:

BEGINNING AT A POINT WHICH IS NORTH 38 DEGREES 40 MINUTES EAST 621.00 FEET FROM THE SALT LAKE CITY SURVEY MONUMENT IN THE INTERSECTION OF BECK STREET AND VICTORY ROAD AND FROM WHICH MONUMENT THE BECK STREET MONUMENT LINE BEARS SOUTH 24 DEGREES 22 MINUTES 53 SECONDS EAST, SAID MONUMENT ALSO BEARING NORTH 33 DEGREES 48 MINUTES WEST 1416.8 FEET (OLD DEED TIE) FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING ON THE NORTHEASTERLY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD COMPANY SPUR TRACK RIGHT OF WAY AS CONVEYED BY THAT CERTAIN INSTRUMENT RECORDED DECEMBER 31, 1958, AS ENTRY NO. 1629380 IN BOOK 1574 AT PAGE 19 OF OFFICIAL RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 44 DEGREES 14 MINUTES WEST 150.00 FEET, NORTH 45 DEGREES 46 MINUTES EAST 10.68 FEET, AND NORTH 40 DEGREES 50 MINUTES 56 SECONDS WEST 13.00 FEET TO A POINT ON THE ARC OF A 331.22 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 49 DEGREES 33 MINUTES 23 SECONDS WEST; THENCE NORTHWESTERLY 242.00 FEET ALONG SAID RAILROAD RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41 DEGREES 51 MINUTES 43 SECONDS; THENCE NORTH 79 DEGREES 14 MINUTES WEST ALONG SAID RAILROAD RIGHT OF WAY LINE PARALLEL WITH AND 16.5 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID RIGHT OF WAY AND SAID SPUR TRACK, 121.77 FEET TO A POINT ON THE EXTENSION OF AN OLD WIRE FENCE LINE WHICH BEARS SOUTH 46 DEGREES 14 MINUTES 46 SECONDS WEST; THENCE NORTH 46 DEGREES 09 MINUTES EAST 253.59 FEET; THENCE SOUTH 79 DEGREES 14 MINUTES EAST 57.90 FEET TO THE POINT OF TANGENCY WITH A 505.145 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 308.58 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35 DEGREES 00 MINUTES; THENCE SOUTH 44 DEGREES 14 MINUTES EAST 240.60 FEET; THENCE SOUTH 45 DEGREES 46 MINUTES WEST 167.44 FEET; THENCE SOUTH 44 DEGREES 14 MINUTES EAST 358.21 FEET; THENCE SOUTH 63 DEGREES 36 MINUTES WEST 287.00 FEET; THENCE NORTH 26 DEGREES 04 MINUTES WEST 145.00 FEET TO THE POINT OF TANGENCY WITH A 338.93 FOOT RADIUS CURVE; THENCE NORTHERLY 80.78 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13 DEGREES 39 MINUTES 21 SECONDS TO A POINT ON THE ARC OF A 336.10 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 89 DEGREES 27 MINUTES 49 SECONDS WEST, SAID POINT ALSO BEING ON THE AFORESAID NORTHEASTERLY RAILROAD RIGHT OF WAY LINE; THENCE NORTHWESTERLY 173.39 FEET ALONG SAID RAILROAD RIGHT OF WAY LINE AND THE ARC OF SAID 336.10 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29 DEGREES 33 MINUTES 30 SECONDS; THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE NORTH 45 DEGREES 46 MINUTES EAST 25.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE COVEY PROPERTY AS CONVEYED BY THAT CERTAIN INSTRUMENT RECORDED NOVEMBER 13, 1959, AS ENTRY NO. 1685693 IN BOOK 1665 AT PAGE 116 OF OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEARING NORTH 28 DEGREES 29 MINUTES 03 SECONDS EAST 444.46 FEET FROM THE SALT LAKE CITY SURVEY MONUMENT IN THE INTERSECTION OF BECK STREET AND VICTORY ROAD AND FROM WHICH MONUMENT THE BECK STREET MONUMENT LINE BEARS SOUTH 24 DEGREES 22 MINUTES 53 SECONDS EAST, SAID MONUMENT ALSO BEARING NORTH 33 DEGREES 48 MINUTES WEST 1416.8 FEET (OLD DEED TIE) FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST,

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SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING ON THE ARC OF A 186.50 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 49 DEGREES 22 MINUTES 35 SECONDS WEST, AND SAID POINT OF BEGINNING ALSO BEING ON THE EASTERLY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD SPUR TRACK RIGHT OF WAY KNOWN AS THE COVEY SPUR AS CONVEYED BY THAT CERTAIN INSTRUMENT RECORDED DECEMBER 31, 1958, AS ENTRY NO. 1629380 IN BOOK 1574 AT PAGE 19 OF OFFICIAL RECORDS; THENCE NORTHERLY 201.94 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 62 DEGREES 02 MINUTES 22 SECONDS TO A POINT ON THE SOUTHWESTERLY LINE OF THE D & RGW RAILROAD MAIN SPUR RIGHT OF WAY CONVEYED BY THE AFORESAID INSTRUMENT; THENCE SOUTH 36 DEGREES 55 MINUTES 27 SECONDS EAST ALONG SAID RAILROAD RIGHT OF WAY LINE 117.00 FEET TO A POINT ON THE ARC OF A 301.60 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 52 DEGREES 08 MINUTES 06 SECONDS WEST; THENCE SOUTHERLY 274.02 FEET ALONG SAID RAILROAD RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52 DEGREES 03 MINUTES 22 SECONDS; THENCE NORTH 43 DEGREES 51 MINUTES WEST ALONG THE NORTHEASTERLY LINE OF THE AFOREMENTIONED COVEY PROPERTY 226.13 FEET TO THE POINT OF BEGINNING.

PARCELS 1 AND 2 ARE TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED RIGHT OF WAY:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE COVEY PROPERTY AS CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED JULY 13, 1939 AS ENTRY NO. 661476 IN BOOK 230 AT PAGE 613 OF OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING NORTH 89 DEGREES 59 MINUTES 34 SECONDS WEST 182.00 FEET AND NORTH 24 DEGREES 22 MINUTES 53 SECONDS WEST 1315.288 FEET (DEED = 182 FEET WEST AND 1316.4 FEET NORTH 24 DEGREES 22 MINUTES WEST) FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST; SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEARING NORTH 72 DEGREES 18 MINUTES 05 SECONDS EAST 66.80 FEET FROM THE SALT LAKE CITY SURVEY MONUMENT IN THE INTERSECTION OF BECK STREET AND VICTORY ROAD AND FROM WHICH MONUMENT THE BECK STREET MONUMENT LINE BEARS S 24 DEGREES 22 MINUTES 53 SECONDS EAST; THENCE ALONG THE EASTERLY LINE OF BECK STREET NORTH 43 DEGREES 50 MINUTES 39 SECONDS WEST 33.00 FEET; THENCE NORTH 46 DEGREES 01 MINUTES EAST 500.15 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD COMPANY SPUR TRACK RIGHT OF WAY, SAID POINT BEING ON THE ARC OF A 336.10 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 74 DEGREES 58 MINUTES 00 SECONDS WEST; THENCE SOUTHERLY 39.05 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6 DEGREES 39 MINUTES 28 SECONDS; THENCE SOUTH 46 DEGREES 01 MINUTES WEST 479.39 FEET TO THE POINT OF BEGINNING.

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