

WHEN RECORDED, MAIL TO AND  
SEND TAX NOTICES TO:

John N. Owens  
1981 East Murray-Holladay Road  
Salt Lake City, UT 84117

**3950053**

**WARRANTY DEED**

This Warranty Deed is made this 10<sup>th</sup> day of May, 1984,  
by MHP PROPERTIES, a Utah partnership, hereinafter "Grantor",  
to C.F.I., LTD., a Utah limited partnership, hereinafter "Grantee".

NOW, THEREFORE, for the sum of Ten Dollars (\$10.00)  
and other good and valuable consideration, the receipt and suf-  
ficiency of which are hereby acknowledged, Grantor hereby conveys  
and warrants to Grantee the following described parcels of land  
in Salt Lake County, State of Utah:

**PARCEL 1:**

BEGINNING on the North-South centerline of Section 13 at a point  
20.55 chains North of the center of Section 13, Township 2 South,  
Range 1 West, Salt Lake Base & Meridian, said point also being  
described as 2630.978 feet East and 1352.969 feet North of the  
West quarter corner of said Section 13, and running thence West  
158 feet, more or less, to the East right-of-way line of a freeway;  
thence South 4°25' West 180 feet, more or less, along said freeway  
to the North line of the Murray City School District property  
as granted in Warranty Deed recorded November 20, 1967 as Entry  
No. 2223806; thence East 167.453 feet along said Murray City  
School District to the North-South Centerline of said Section  
13; thence North 179.924 feet, more or less, along said centerline  
to the point of beginning.

**PARCEL 2:**

BEGINNING on the North-South centerline of Section 13 at a point  
23.50 chains North of the center of Section 13, Township 2 South,  
Range 1 West, Salt Lake Base & Meridian, and running thence  
East 159.38 feet, more or less, to the West right-of-way line  
of the Denver and Rio Grande Railroad right-of-way; thence South

200  
1200  
REC'D OF DEED  
Dixon  
John N. Owens  
JUN 4 4 00 PM '84

200  
KATHLEEN DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

BOOK 5561 PAGE 1694



**EXHIBIT "A"**

1. Rights or claims of persons in possession or claiming to be in possession, easements, liens or encumbrances including material or labor liens, which are not shown by the public records; reservations in patents or state grants, or in acts authorizing the issuance thereof; mineral rights, water rights, claims or title to mineral or water.
2. Questions of location, boundary and area; overlaps and encroachments by improvements belonging to these or adjoining premises; all dependent upon actual survey for determination.
3. Assessments which are not shown as existing liens by the public records; taxes not yet payable; pending proceedings for vacating, opening or changing streets or highways preceding entry of the final ordinance or order thereof.
4. Taxes for the year 1984, which are a lien, not yet due and owing.
5. Said property is included within the boundaries of Murray City, and is subject to the charges and assessments thereof.
6. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: ARDELLA H. BUTLER  
Grantee: UTAH POWER & LIGHT COMPANY  
Location: Beginning at the north boundary fence of the Grantor's land at a point 1130 feet south and 95 feet east, more or less, from the north one quarter corner of Section 13, T2S, R1W, SLM, thence S 14° 52' W 298.9 feet, thence S 1° 32' W 326.1 feet to the South boundary fence of said land, and being in the W 1/2 of the NE 1/4 of said Section 13.

Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.

Dated: October 10, 1958  
Recorded: January 2, 1959  
Entry No: 1629636  
Book/page: 1574/286  
(Affects Parcel 2)

7. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: BERNHARD PETERSON AND DELEAL PETERSON,  
his wife  
Grantee: STATE ROAD COMMISSION OF UTAH

BOOK 5561  
PAGE 1696

Location: Exact location not disclosed  
Purpose: The grantors grant to the grantee permission to locate and construct within the grantor's land and outside the limits of the highway right-of-way all irrigation and/or waste water ditches made necessary by the construction of said project.  
Dated: November 1, 1961  
Recorded: March 14, 1962  
Entry No.: 1833271  
Book/Page: 1899/625  
(Affects Parcel 1)

8. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: JERALD R. CLYDE  
Grantee: MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY  
Location: A five-foot easement Beginning 158 feet West and South 4° 25' West 73 feet from the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 13, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence running East 190 feet  
Purpose: To construct, operate, maintain and remove such communication and other facilities, upon, over, under and across the above.  
Dated: May 24, 1973  
Recorded: July 10, 1972  
Entry No: 2468703  
Book/Page: 3103/354  
(Affects both Parcels)

9. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: JERICO CONSTRUCTION COMPANY  
Grantee: MURRAY CITY CORPORATION  
Location: Along a line described as follows: Beginning at a point on the North line of Grantor's land, said point being 23.50 chains North and 114.39 feet East from the Center of Section 13, T2S, R1W, SLB&M, and running thence South 15° 38' West 323.19 feet; thence South 01° 00' West 317.12 feet more or less to the South boundary of Grantor's land  
Purpose: A perpetual easement and right-of-way for the installation and continued maintenance, repair, alteration and replacement of overhead power transmission line.  
Dated: June 20, 1980  
Recorded: June 26, 1980

Entry No: 3447705  
Book/Page: 5116/858  
(Affects Parcel 2)

10. Right of access to Highway known as Project No. 01-7 has been relinquished to the State of Utah by instrument recorded March 14, 1962, as Entry No. 1833271, in Book 1899, at page 625, of Official Records. (Affects Parcel 1)
11. A right-of-way for road purposes over and across the North 1.5 rods of parcel 2 as disclosed by mesne instruments of record.
12. A one (1) rod right-of-way running East and West approximately through the center of Parcel 1 as shown on the Salt Lake County Recorder's Plat.
13. DEED OF TRUST  

Trustor: MHP PROPERTIES, a Utah General Partnership  
Trustee: UTAH TITLE ABSTRACT COMPANY  
Beneficiary: JERICO CONSTRUCTION COMPANY  
Amount: \$550,000.00, plus interest  
Dated: December \_\_, 1983  
Recorded: December 1, 1983  
Entry No.: 3875595  
Book/Page: 5511/1234
14. Encroachment of Buildings situated on Land adjoining on the South of Parcel 1, and on the West of Parcel 2; Encroachment of fence line on the West and East of Parcel 2 as disclosed by a Survey prepared by Larsen & Malmquist, Land Surveyor, Drawing 1, Job 0433.
15. Encroachment of Buildings situated on said land onto the land adjoining on the North (Parcel 1) and onto the land adjoining on the South (Parcel 2) as disclosed by a survey described above in Exception No. 14.