

After Recording Return To:

Gene Luke
INTERMOUNTAIN MILK PRODUCERS ASSOCIATION
P.O. BOX 307
195 WEST 7200 SOUTH
MIDVALE, UTAH 84047

UIC LAW DEPARTMENT
DOCUMENT NO. 8-3432-1-1
Page 1

4093029

SPECIAL WARRANTY DEED

UPLAND INDUSTRIAL DEVELOPMENT COMPANY, a corporation of the State of Nebraska, whose postal address is 302 South 36th Street, Omaha, Nebraska 68131, Grantor, for the sum of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, hereby conveys and warrants against the lawful claims of all persons claiming by, from or under it but against none other, to INTERMOUNTAIN MILK PRODUCERS ASSOCIATION, a Utah corporation, whose postal address is P. O. Box 307, 195 West 7200 South, Midvale, Utah 84047, Grantee, its successors and assigns, forever, the real estate situate in the County of Salt Lake, State of Utah, described in Exhibit A hereto attached and hereby made a part hereof.

EXCEPTING therefrom and RESERVING unto Grantor, its successors and assigns, forever a PERPETUAL EASEMENT for the construction, operation, maintenance, repair, renewal, reconstruction and relocation of railroad trackage upon, over and across said land as described in Exhibit B hereto attached and hereby made a part hereof, with the right of ingress and egress to and from said land for the purpose of exercising the rights herein reserved and, if and when necessary, removing said railroad trackage.

This deed is made subject to the following:

(a) All taxes and all assessments, or, if payable in installments, all installments of assessments, levied upon or assessed against the premises described in Exhibit A which became or may become due and payable in the year 1985 shall be prorated as of the date of delivery of this deed by Grantor to Grantee, said date being the 31ST day of MAY, 1985; and Grantee assumes and agrees to pay, or to reimburse Grantor for, if paid by it, all such taxes and assessments and installments of assessments applicable to the period subsequent to the date of delivery of this deed and assume all taxes and all assessments and all installments of assessments which may become due and payable after said year.

(b) Any and all restrictions and limitations imposed by public authority, and any easements, restrictions and/or outstanding rights of record, or open and obvious on the ground, including, but not limited to:

SECURITY TITLE CO.
No. 234207

Charlie

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(1) That certain Deed dated April 1, 1982 from Union Pacific Land Resources Corporation to Grantor, identified in the records of Grantor as UIC Law Department Document No. 1-3432 and recorded April 22, 1982 in the records of the County Recorder of Salt Lake County, Utah in Book 5364 at page 938 Entry No. 3668271, whereby Union Pacific Land Resources Corporation quitclaimed to Grantor certain land situate in the City of Salt Lake, Salt Lake County, Utah, including the land described in Exhibit A, excepting and reserving unto Union Pacific Land Resources Corporation, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to Union Pacific Land Resources Corporation, its successors and assigns, but without entering upon or using the surface of said land and in such manner as not to damage the surface of said land or to interfere with the use thereof by Grantor, or its successors or assigns;

(2) Declaration of Covenants, Conditions, and Restrictions for Centennial Industrial Park, Phase V, recorded on August 3, 1979 in the Office of the Salt Lake County Recorder in Book 4915 at Pages 795 through 805, as Entry No. 3317190; First Amendment of Declaration of Covenants, Conditions and Restrictions for Centennial Industrial Park, Phase V, recorded on June 25, 1980 in the Office of the Salt Lake County Recorder in Book 5116 at Pages 387 through 389, Entry No. 3447409, and Second Amendment of Declaration of Covenants, Conditions and Restrictions for Centennial Industrial Park, Phase V, recorded on October 17, 1980 in the Office of the Salt Lake County Recorder in Book 5166 at Pages 371 through 374, Entry No. 3491728 (collectively "Covenants");

(3) Any and all easements that are noted on the recorded plat for Centennial Industrial Park, Phase V recorded on August 3, 1979 in the records of the County Recorder of Salt Lake County, Utah as Entry No. 3316753, including, without limiting the foregoing, the following:

(a) A fifteen (15.0) foot public utility easement along and across that portion of said land that fronts on 4370 West Street; and

(b) a ten foot (10') drainage easement along and across the easterly boundary of said land.

The lands described in Exhibit A are conveyed by Grantor subject to the following covenants, conditions and restrictions which Grantee by the acceptance of this deed covenants for itself, its successors and assigns, faithfully to keep, observe and perform, and which shall run with the lands hereby conveyed:

Grantor may petition Salt Lake City for creation of a local improvement district for street lighting along 1730 South Street and 4370 West Street. Grantee agrees to join with Grantor in any petitions that may reasonably be required to establish such district and to assume its proportionate share of assessments levied by Salt Lake City upon the lands described in Exhibit A for the construction, maintenance and operation of said street lighting system.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 28th day of MAY, 1985.

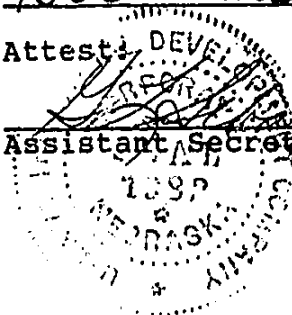
Witness:

UPLAND INDUSTRIAL DEVELOPMENT
COMPANY

L.A. Marshall

By T. E. Olson
Vice President

Attest: [Signature] (SEAL)
Assistant Secretary



STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 28th day of MAY, 1985,
before me, the undersigned, a Notary Public in and for
said County in the State aforesaid, personally appeared
L. E. OLSON, to me personally known,
and to me personally known to be Vice President
of UPLAND INDUSTRIAL DEVELOPMENT COMPANY and to be the
same person whose name is subscribed to the foregoing
instrument, and who, being by me duly sworn, did say
that he is Vice President of UPLAND INDUSTRIAL
DEVELOPMENT COMPANY, that the seal affixed to said instrument
is the corporate seal of said corporation; and that said
instrument was signed and sealed on behalf of said corporation
by authority of its board of directors; and the said
L. E. OLSON acknowledged said instrument to
be his free and voluntary act and deed and the free and
voluntary act and deed of said corporation, by it voluntarily
executed, for the uses specified therein.

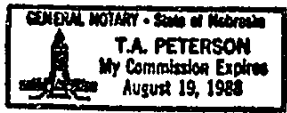
IN WITNESS WHEREOF, I have hereunto set my
hand and official seal the day and year last above written.

My Commission expires 8-19-88.

T. A. Peterson
Notary Public

Address: Omaha, NE

(Seal)



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EXHIBIT A

Lot 12, Centennial Industrial Park, Phase V, Salt Lake City, Salt Lake County, Utah, recorded August 3, 1979, as Entry No. 3316753 in the Office of the Recorder of said County.

Said Lot contains an area of 392,391 square feet (9.0080 acres), more or less.

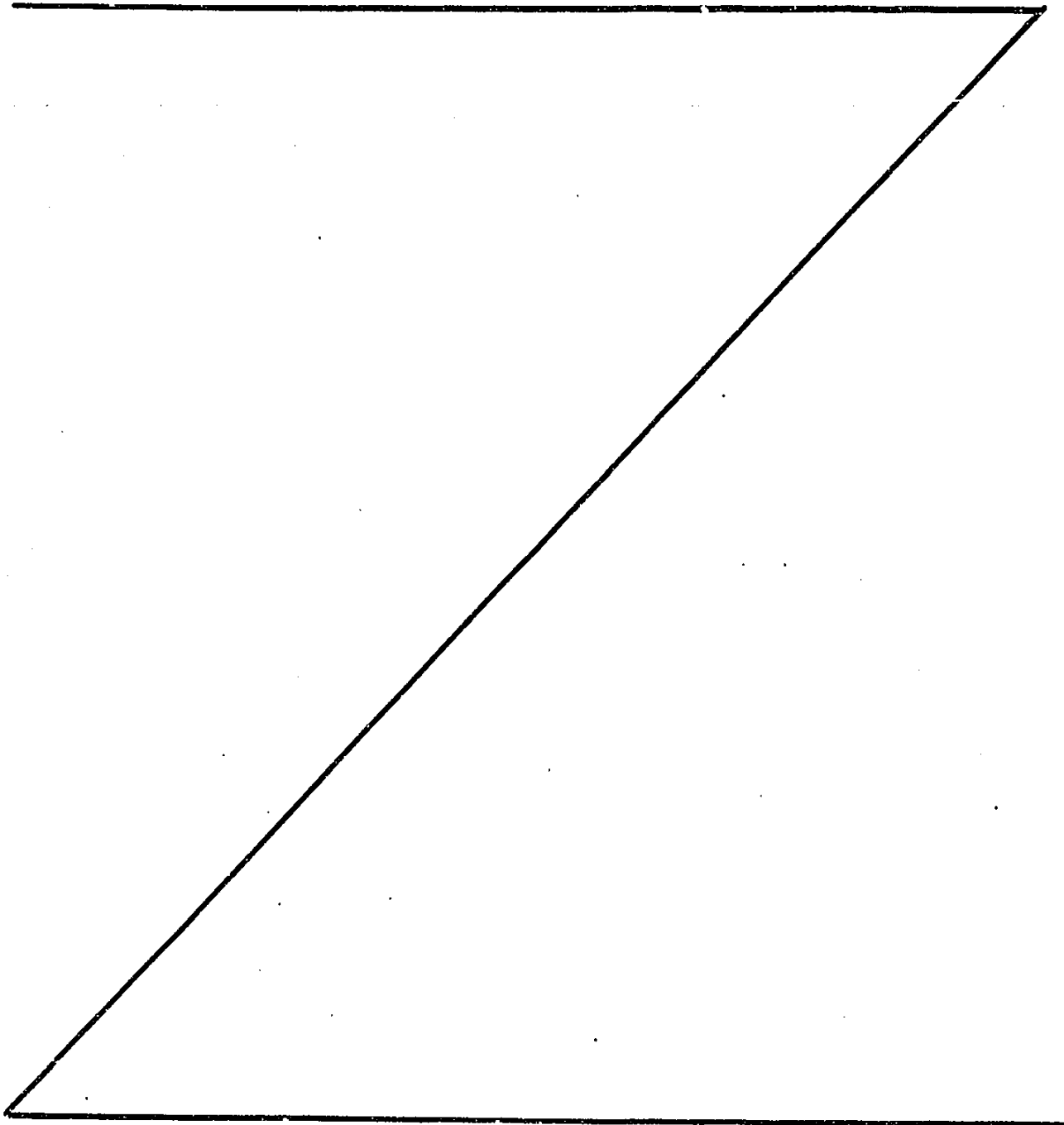
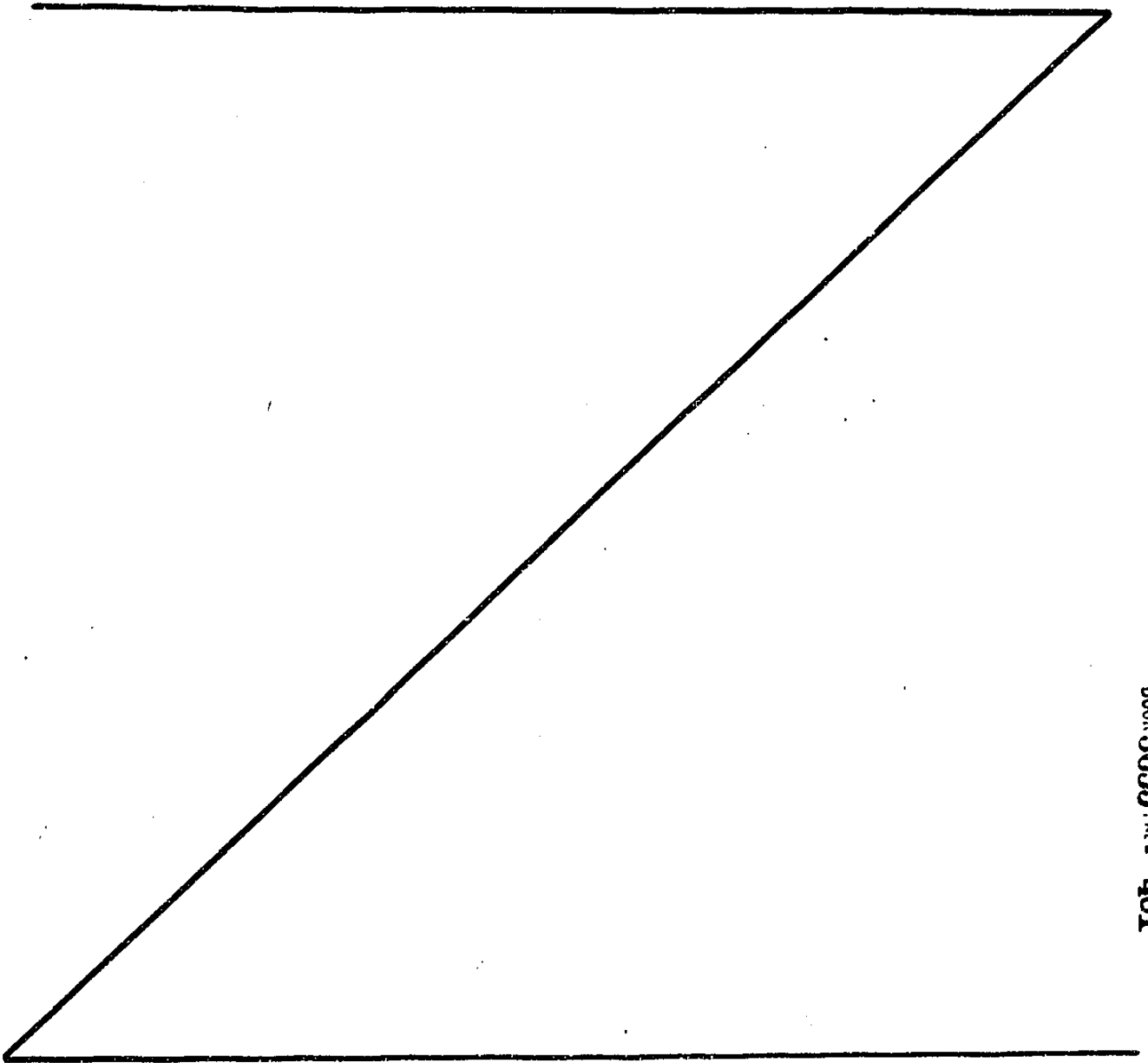


Exhibit B

The westerly 15.0 feet, the northeasterly 15.0 feet and the easterly 15.0 feet of the westerly 30.0 feet of the southerly 300.0 feet of Lot 12 of Centennial Industrial Park, Phase V, Salt Lake City, Salt Lake County, Utah, recorded August 3, 1979 as Entry No. 3316753 in the Office of the Recorder of said County.



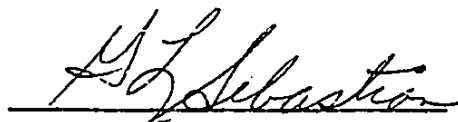
TRANSFEROR'S CERTIFICATION OF NON-FOREIGN STATUS
Furnished in Accordance with Section 1445(b)(2) of
The Internal Revenue Code

I, G. L. SEBASTIAN, Assistant Secretary, UPLAND INDUSTRIAL DEVELOPMENT COMPANY, hereby certify the following:

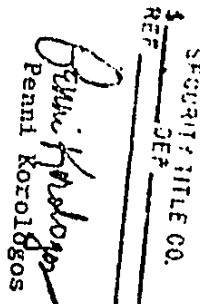
1. UPLAND INDUSTRIAL DEVELOPMENT COMPANY is not a nonresident alien for purposes of U.S. income taxation;
2. UPLAND INDUSTRIAL DEVELOPMENT COMPANY's U.S. taxpayer identifying number is 13-3109307; and
3. Its business address is 345 Park Avenue, New York, New York 10154.

UPLAND INDUSTRIAL DEVELOPMENT COMPANY understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.


Date: MAY 28, 1985

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SECURITY TITLE CO.
REF. DEPT.

Dennis Koroligos
Pennl Koroligos

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MAY 31 4 36 PM '85
NATHAN J. DIKUN
RICHARDER
SALT LAKE COUNTY,
UTAH