

1601 L.B.J. Freeway, Dallas, Texas 75234

REF: REBECCA GRAY  
JAN TITLE & TRST.  
DEP.

JUN 19 4 02 PM '85  
KATH L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

WHEN RECORDED MAIL TO:

David L. Barclay  
RICHARDS, BRANDT, MILLER & NELSON  
50 South Main  
Salt Lake City, Utah 84110

4100395

WARRANTY DEED

GRANGER SHOPPING CENTER, a general partnership, grantor, of Phoenix, County of Maricopa, State of Arizona, hereby conveys and warrants to SNI 606 LIMITED, a Utah Limited Partnership, grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

That certain property described on Exhibit "A" attached hereto and by this reference made a part hereof;

Subject only to the encumbrances and matters described in Exhibit "B" attached hereto and by this reference made a part hereof.

WITNESS the hand of said grantor this 13<sup>th</sup> day of June, 1985.

GRANGER SHOPPING CENTER, a General Partnership

By H.S. Pickrell  
H.S. PICKRELL, General Partner

STATE OF ARIZONA )  
County of Maricopa )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 1985, by H.S. PICKRELL, the General Partner of GRANGER SHOPPING CENTER, a general partnership, on behalf of such partnership with authority so to do.

Elizabeth Elwell  
Notary Public  
Residing at Phoenix, Arizona

My Commission Expires:



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UT 46830

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1:

COMMENCING at a point which is North  $89^{\circ}52'34''$  West 330.00 feet and South  $0^{\circ}07'26''$  West 48.00 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South  $0^{\circ}07'26''$  West 287.00 feet; thence South  $89^{\circ}52'34''$  East 297.00 feet to the Westerly boundary of 2700 West Street; thence along the Westerly boundary of 2700 West Street South  $0^{\circ}07'26''$  West 745.10 feet; thence North  $89^{\circ}52'34''$  West 499.00 feet to the Easterly boundary of Market Street; thence along the Easterly boundary of Market Street North  $0^{\circ}07'26''$  East 393.10 feet; thence along a 526.66 foot radius curve to the left 107.49 feet; thence along a 526.66 foot radius curve to the left 76.50 feet; thence along a 466.66 foot radius curve to the right 163.03 feet; thence South  $89^{\circ}52'34''$  East 120.00 feet; thence North  $0^{\circ}07'26''$  East 299.00 feet to the Southerly boundary of 3500 South Street; thence along the Southerly boundary of 3500 South Street South  $89^{\circ}52'34''$  East 142.00 feet to the point of COMMENCEMENT.

Parcel 2:

A non-exclusive 60.0 foot easement and right of way for road and incidental purposes over the following:

COMMENCING 33.0 feet West and 33.0 feet South of the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the West line of 2700 West Street, South 287.00 feet; thence West 60.0 feet; thence North 287.0 feet to the South line of 3500 South Street; thence along the South line of 3500 South Street, East 60.0 feet to the point of COMMENCEMENT.

As created by that certain Warranty Deed dated June 16, 1955, and recorded June 17, 1955, as Entry No. 1432054, in Book 1208, at page 444, of Official Records.

*WPA*

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 minerals or water.
2. Questions of location, boundary and areas; 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 therefor.
4. Taxes for the year 1985 are now a lien, but not yet due.
5. Pole Line easement granted by Jacob Hunter and Mary A. Hunter, his wife, to the Telluride Power Company by instrument recorded September 8, 1902, as Entry No. 161304, in Book "6-C" at Page 244, records of Salt Lake County, Utah.
6. Pole Line easement granted by Granger Shopping Center to the Mountain States Telephone and Telegraph Company by instrument recorded May 20, 1957, as Entry No. 1530700, in Book 1398, at Page 372, records of Salt Lake County, Utah, for the purpose of construction, reconstruction, operation, maintenance and repair.
7. A right of way for road and incidental purposes over and across the South 16.5 feet of the North 940.1 feet of said property.
8. A right of way for road and incidental purposes over and across the East 10.0 feet of the North 287.0 feet of said property.
9. A joint parking easement, without charge to grantee for auto parking on a tract 142 feet East and West by 149 feet North and South, immediately adjacent on the East of the following described parcel:  
 BEGINNING on the East line of Market Street, said point being North 89°52'34" West 592.00 feet and South 00°07'26" West 183.00 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°52'34" East 120.00 feet; thence South 0°07'26" West 149 feet; thence North 89°52'34" West 120.00 feet to the East line of Market Street; thence North 0°07'26" East 149.00 feet to the point of BEGINNING.

Continued.

EXHIBIT "B"  
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SCHEDULE B CONTINUED

As set forth in that certain Warranty Deed wherein Estel L. Wright and Leah M. Wright, his wife, appear as Grantor, and W. Daniel English and Janet M. English, his wife, appear as Grantees, recorded August 16, 1966, as Entry No. 2167766, in Book 2485, at Page 600 of the Official Records.

Terms and Conditions of that certain Decree dated August 9, 1974, filed August 9, 1974, in Book 130, at Page 1770, Civil Case No. 211,338 in the District Court of Salt Lake County, State of Utah. See copy attached hereto and made a part hereof.

10. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: HENRY S. PICKRELL and BARBARA PICKRELL, his wife  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: BEGINNING at an existing pole on the Grantor's land at a point 1044 feet South and 41 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence South 23.7 feet thence North 88°58' West 68 feet, thence South 87°30' West 51.7 feet; thence South 85°51' West 32.5 feet; thence South 81°33' West 8 feet, more or less, to the South boundary line of said land and being in the Northeast quarter of the Northwest quarter of said Section 33.  
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: September 10, 1975  
Recorded: November 7, 1975  
Entry No.: 2758322  
Book/Page: 4020/238

11. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: HENRY S. PICKRELL and BARBARA PICKRELL, his wife  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: BEGINNING at the North boundary line of the Grantor's land at a point 314 feet South and 42 feet West more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence South 0°04' West 745 feet, more or less, to the South boundary line of said land and being in the Northeast quarter of said Section 33.  
Beginning at a new pole in an existing power line on the Grantor's land at a point 867 feet South and 41 feet West, more or less, from the North quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence West 139.5 feet, thence South 49°40' West 84 feet to an existing pole on said land and being in the Northeast quarter of the Northwest quarter of said Section 33.

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SCHEDULE B CONTINUED

Beginning in the above described center line at a point 867 feet South and 181 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence North 83°07' West 36 feet on said land and being in the Northeast quarter of the Northwest quarter of said Section 33.

Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: September 10, 1975  
Recorded: November 7, 1975  
Entry No.: 2758323  
Book/Page: 4020/239

12. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: GRANGER SHOPPING CENTER, a general partnership  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: BEGINNING at the North boundary line of the

Grantor's land at a point 314 feet South and 42 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence South 0°04' West 745 feet more or less, to the South boundary line of said land and being in the Northeast quarter of the Northwest quarter of said Section 33.

Beginning at a new pole in an existing power line on the Grantor's land at a point 867 feet South and 41 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence South 0°04' West 745 feet more or less, to the South boundary line of said land said Section 33.

Beginning at a new pole in an existing power line on the Grantor's land at a point 867 feet South and 41 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian; thence West 139.5 feet; thence South 49°40' West 84 feet to an existing pole on said land and being in the Northeast quarter of the Northwest quarter of said Section 33.

Beginning in the above described center line at a point 867 feet South and 181 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence North 83°07' West 36 feet on said land and being in the Northeast quarter of the Northwest quarter of said Section 33.

continued.

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SCHEDULE B CONTINUED

Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: September 10, 1975  
Recorded: November 7, 1975  
Ent / No.: 2768325  
Book/Page: 4020/240

13. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: GRANGER SHOPPING CENTER, a general partnership  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: BEGINNING at an existing pole on the Grantor's land at a point 1000 feet South and 41 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian; thence South 23.7 feet, thence North 88°58' West 68 feet, thence South 87°30' West 51.7 feet; thence South 85°51' West 32.5 feet; thence South 81°33' West 8 feet, more or less, to the South boundary line of said land and being in the Northeast quarter of the Northwest quarter of said Section 33.

Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: November 7, 1975  
Recorded: December 3, 1975  
Book/Page: 4020/241

14. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: GRANGER SHOPPING CENTER, a general partnership  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: BEGINNING at the North boundary line of the Grantor's land at a point 314 feet South and 42 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence South 0°04' West 745 feet more or less, to the South boundary line of said land and being in the Northeast quarter of the Northwest quarter of said Section 33.  
Beginning at an existing pole on the Grantor's land at a point 878 feet South and 41 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence North 74°13' West 41.5 feet, thence West 64 feet, thence South 49°40' West 84 feet to an existing pole on said land and being in the Northeast quarter of the Northwest quarter of said Section 33.  
Beginning in the above described center line at a point 867 feet South and 145 feet West, more or less, from the North one quarter corner of

Continued.



SCHEDULE B CONTINUED

Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence North 83°07' West 36 feet to an existing pole on said land and being in the Northeast quarter of the Northwest quarter of said Section 33.

Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: November 7, 1975  
Recorded: December 3, 1975  
Entry No.: 2765743  
Book/Page: 4043/199

15. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: HENRY S. PICKRELL and BARBARA M. PICKRELL, his wife

Grantee: UTAH POWER AND LIGHT COMPANY

Location: BEGINNING at the North boundary line of the Grantor's land at a point 314 feet South and 42 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence South 0°04' West 745 feet, more or less, to the South boundary line of said land and being in the Northeast quarter of the Northwest quarter of said Section 33.

Beginning at an existing pole on the Grantor's land at a point 878 feet South and 41 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence North 74°13' West 41.5 feet, thence West 64 feet, thence South 49°40' West 84 feet to an existing pole on said land and being in the Northeast quarter of the Northwest quarter of said Section 33. Beginning in the above described center line of a point 867 feet South and 145 feet West, more or less, from the North one quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, thence North 83°07' West 36 feet to an existing pole on said land and being in the Northeast quarter of the Northwest quarter of said Section 33.

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

Dated: November 7, 1975  
Recorded: December 3, 1975  
Entry No.: 2765744  
Book/Page: 4043/200

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SCHEDULE B CONTINUED

16. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: GRANGER SHOPPING CENTER, a general partnership  
Grantee: UTAH DEPARTMENT OF TRANSPORTATION  
Location: BEGINNING at a point on an East boundary line of said parcel, said point being 330.0 feet West and 48.0 feet South from the Northeast corner of the Northwest quarter of said Section 33; thence South 5.0 feet along said East boundary line; thence West 142.0 feet parallel to said South right of way line, to the West boundary line of said entire tract; thence North 5.0 feet along said West boundary line; thence East 142.0 feet along said South right of way line to the point of BEGINNING.  
Purpose: For the purpose of constructing thereon cut and/or fill slope and appurtenant parts thereof incident to the construction of a highway known as Project No. 0134.  
Dated: August 16, 1977  
Recorded: March 16, 1978  
Entry No.: 3078290  
Book/Page: 4639/557

17. A non-exclusive easement for sewer, water, and other utility purposes and a non-exclusive right of way for ingress and egress over the following:

BEGINNING at a point on the West side of 2700 West Street, said point being South 1047.06 feet and West 50.00 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°00'44" West 18.0 feet along the West line of 2700 West Street; thence South 89°56'20" West 482.16 feet; thence North 00°00'44" East 18.0 feet; thence North 89°56'20" East 482.16 feet to the point of BEGINNING.

As created by that certain Special Warranty Deed dated September 27, 1975, and recorded September 29, 1975, as Entry No. 2746902, in Book 3983, at page 407, of Official Records.

18. A non-exclusive easement for sewer, water and other utility purposes and a non-exclusive right of way for ingress and egress over the following:

BEGINNING at a point South 865.72 feet and West 179.22 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°56'20" West 30.0 feet to an existing brick building; thence along said building for the next three courses and distances: South 00°00'44" West 58.34 feet; thence South 89°56'20" East 27.0 feet; thence South 00°00'44" West 123.0 feet; thence North 89°56'20" East 30.0 feet; thence North 00°00'44" East 93.0 feet; thence North 89°56'20" East 27.0 feet; thence North 0°00'44" East 88.34 feet to the point of BEGINNING.

Continued.

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SCHEDULE B CONTINUED

As created by that certain Special Warranty Deed dated September 27, 1975, and recorded September 29, 1975, as Entry No. 2746902, in Book 3983, at page 407, of Official Records.

19. A non-exclusive right of way over the following:

BEGINNING at a point on the West side of 2700 West Street, said point being South 865.72 feet and West 33.0 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°0'44" West 181.34 feet along the West line of 2700 West Street; thence South 89°56'20" West 17 feet; thence North 0°0'44" East 181.34 feet; thence North 89°56'20" East 17 feet to the point of BEGINNING.

As created by that certain Special Warranty Deed dated September 27, 1975, and recorded September 29, 1975, as Entry No. 2746902, in Book 3983, at page 407, of Official Records.

20. Covenants and Restrictions as contained in an Agreement dated July 1, 1962, and recorded July 16, 1962, as Entry No. 1857320, in Book 1942, at Page 465, records of Salt Lake County Recorder, wherein A.T.T. Incorporated and Walker Bank & Trust Company are parties.

As modified by Agreement recorded July 30, 1963, in Book 2079, at Page 597, records of Salt Lake County, Utah.

21. LEASE

Lessor: ESTEL L. WRIGHT and LEAH M. WRIGHT, his wife  
Lessee: FIRESTONE TIRE & RUBBER COMPANY  
Term: 20 years starting December 31, 1970  
Dated: November 27, 1967  
Recorded: May 16, 1968  
Entry No.: 2245590  
Book/Page: 2658/632

22. Leasehold rights or persons named in Assignment of Leases from the Valley National Bank of Arizona to Henry S. Pickrell, etal, recorded July 1, 1968, in Book 2670, at Page 427, records of Salt Lake County, Utah.

23. LEASE

Lessor: GRANGER SHOPPING CENTER  
Lessee: CHEVRON OIL COMPANY  
Term: Not Disclosed  
Dated: October 7, 1969  
Recorded: May 4, 1970  
Entry No.: 2331081  
Book/Page: 2853/206  
Described as follows:

Continued.

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SCHEDULE B CONTINUED

Commencing at a point which is 632 feet South of the intersection of the South line of 3500 South Street and West line of 2700 West Street (which point of intersection lies 33 feet South and West of the North quarter corner of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian) thence South along the West line of 2700 West Street 150 feet; thence West 149 feet; thence North 150 feet; thence East 149 feet to a point on the West line of 2700 West Street, the point of beginning.

24. LEASE

Lessor: GRANGER SHOPPING CENTER  
Lessee: MAJESTIC INVESTMENT COMPANY  
Term: 35 years from May 1, 1975  
Dated: May 8, 1975  
Recorded: June 4, 1975  
Entry No.: 2713573  
Book/Page: 3878/34  
Described as follows:

Parcel 1: Beginning at a point on the West side of 2700 West Street, said point being South 865.72 feet and West 50.00 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°00'44" West 90.67 feet along the West line of 2700 West Street; thence South 89°56'20" West 156.22 feet to a point 30.00 feet East of an existing building; thence running parallel to and 30.00 feet away from the said building for the next three courses and distances: North 00°00'44" East 2.33 feet; thence North 89°56'20" East 27.00 feet; thence North 00°00'44" East 88.34 feet; thence North 89°56'20" East 129.22 feet to the point of beginning.

Parcel 2: Beginning at a point on the West side of 2700 West Street, said point being south 956.39 feet and West 50.00 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence: South 00°00'44" West 90.67 feet along the West line of 2700 West Street; thence South 89°56'20" West 156.22 feet to a point 30.00 feet East of an existing building; thence running parallel to and 30.00 feet away from said building North 00°00'44" East 90.67 feet thence North 89°56'20" East 156.22 feet to the point of beginning.

25. UNRECORDED LEASE

Lessor: MAJESTIC INVESTMENT COMPANY  
Lessee: PRUDENTIAL FEDERAL SAVINGS & LOAN ASSOCIATION  
Term: 25 years  
Dated: April 11, 1975  
Disclosed by: Notice of Interest and Memorandum of Lease recorded as Entry No. 2713574, in Book 3878, at Page 37  
Described as follows:

Beginning at a point on the West side of 2700 West Street, said point being South 865.72 feet and West 50.00 feet from the Northeast corner of the Northwest quarter of Section 33,

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SCHEDULE B CONTINUED

Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°00'44" West 90.67 feet along the West line of 2700 West Street; thence South 89°56'20" West 156.22 feet to a point 30.00 feet East of an existing building; thence running parallel to and 30.00 feet away from the said building for the next three courses and distances: North 00°00'44" East 2.33 feet; thence North 89°56'20" East 27.00 feet; thence North 00°00'44" East 86.34 feet; thence North 89°56'20" East 129.22 feet to the point of beginning.

26. UNRECORDED LEASE

Lessor: MAJESTIC INVESTMENT COMPANY  
Lessee: THE LOCKHART COMPANY  
Term: 25 years, commencing April 11, 1975  
Dated: April 11, 1975  
Disclosed by: Notice of Interest and Memorandum of Lease, recorded as Entry No. 2713575, in Book 3878, at Page 29

Described as follows:

Beginning at a point on the West side of 2700 West Street, said point being South 956.39 feet and West 50.00 feet from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence: South 00°00'44" West 90.67 feet along the West line of 2700 West Street; thence South 89°56'20" West 156.22 feet to a point 30.00 feet East of an existing building; thence running parallel to and 30.00 feet away from the said building North 00°00'44" East 90.67 feet; thence North 89°56'20" East 156.22 feet to the point of beginning.

27. FINANCING STATEMENT

Debtor: ALAN W. SHEETS dba MAMA TERESA'S  
Creditor: MFT LEASING  
For: ..., to perfect a security interest in collateral  
Recorded: May 10, 1978  
Entry No.: 3105609  
Book/Page: 4669/1395

28. FINANCING STATEMENT

Debtor: SPA FITNESS CENTER, INC.  
Creditor: FINANCIAL SERVICES CORPORATION  
For: ..., to give notice to any person dealing with the "debtor" that such property may not be used for the securing of financing and to protect the rights of the secured party in the event the lease, when examined, is determined to be a "lease intended as a security agreement..."  
Recorded: December 17, 1980  
Entry No.: 3514912  
Book/Page: 5191/1283

29. Any and all leases created by SECURITYNATIONAL INVESTMENT CORPORATION, a Utah corporation, or by grantee.
30. Any and all leases which were in existence and in full force and effect on March 1, 1978.

