

4259293

QUITCLAIM DEED

THIS INDENTURE, Made as of this first day of April, 1971 between UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, GRANTOR, and UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Nebraska (through merger, successor in interest to Union Pacific Land Resources Corporation, a corporation of the State of Utah), GRANTEE, 302 South 36th Street, Omaha, Nebraska 68131:

WITNESSETH: That GRANTOR does hereby quitclaim as a contribution, without consideration, to the capital of GRANTEE, and by these presents does REMISE, RELEASE and QUITCLAIM unto GRANTEE, its successors and assigns, forever, all of GRANTOR's right, title, interest, estate, claim and demand, both at law and in equity, in and to the land described in Exhibit A attached hereto and by this reference made a part hereof.

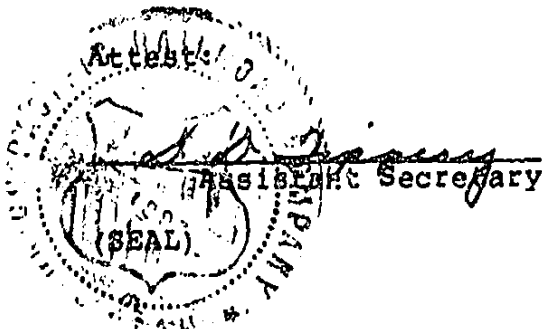
GRANTOR's right, title and interest in the land described in Exhibit A was derived by deed from Oregon Short Line Railroad Company, a Utah corporation, and this conveyance is subject to the exception and reservation set forth in said deed, excepting unto Oregon Short Line Railroad Company railroad trackage and appurtenances now located upon, along and across the land described in Exhibit B attached hereto and by this reference made a part hereof, and reserving unto Oregon Short Line Railroad Company a perpetual easement for the maintenance, operation, repair, renewal and reconstruction of said railroad trackage and appurtenances in their present location upon, along and across the land described in Exhibit B.

TOGETHER with all water rights, rights of way, easements, tenements, hereditaments and appurtenances thereunto belonging.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed by its Exec. Vice President and attested by its Assistant Secretary thereunto duly authorized, dated as of the first day of April, 1971.

UNION PACIFIC RAILROAD COMPANY

By J.R. Jones
Executive Vice President



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STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

On this 14th day of February, 1986,
before me, a Notary Public in and for said County in the
State aforesaid, personally appeared J. R. Davis,
to me personally known, and to me personally known to be
Executive Vice President of UNION PACIFIC RAILROAD 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 Executive Vice President of Union Pacific
Railroad 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 corpora-
tion by authority of its board of directors; and the said
J. R. Davis 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 March 24, 1989.

A. A. Holdorf
Notary Public

Residing at Omaha, Nebraska.

(SEAL)

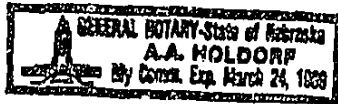


EXHIBIT A

A parcel of land situate in the Northwest Quarter (NW $\frac{1}{4}$) of Section 23, Township 1 North, Range 1 West of the Salt Lake Base and Meridian, in Salt Lake City, County of Salt Lake, State of Utah, more particularly described as follows:

Commencing at the north quarter corner of said Section 23;

thence West, along the north line of said Section, 113.66 feet to a point 200.0 feet normally distant westerly from the centerline of the main track of the Oregon Short Line Railroad Company, as originally constructed and operated, said point also being the TRUE POINT OF BEGINNING;

thence continuing West, along said north line of Section 23, 38.04 feet to the easterly boundary line of the property of the State Road Commission of Utah;

thence along said boundary line the following two (2) courses:

- 1) South 01 degree 36 minutes West, 623.4 feet;
- 2) North 88 degrees 24 minutes West, 35.98 feet to a northeast corner of that certain parcel of land conveyed to Freight Outlet, Inc., et al, from Union Pacific Land Resources Corporation by Warranty Deed dated May 19, 1971, recorded June 16, 1971 as Instrument No. 2391719 in Book 2969, pages 615 through 617, in the Records of Salt Lake County, said corner being on the centerline of 900 West Street;

thence along the easterly boundary of said deeded parcel and along the centerline of said 900 West Street, South 01 degree 36 minutes West, 184.84 feet;

thence continuing along said 900 West Street centerline, South 01 degree 36 minutes West, 15.25 feet to a point on the centerline of the Oregon Short Line Railroad Company's lead track No. A438, said point being the most northerly corner of that certain parcel of land conveyed by Union Pacific Land Resources Corporation to V-1 Oil Co. by Warranty Deed dated November 12, 1981, recorded November 16, 1981 as Instrument No. 3623841 in Book 5313, Pages 1025 through 1029, in the Records of Salt Lake County;

thence continuing along said 900 West Street centerline and along the east boundary of said V-1 Oil Co. parcel, South 01 degree 36 minutes West, 654.15 feet, to the most easterly corner of that certain parcel of land conveyed by Union Pacific Land Resources Corporation to 84 Lumber Company by Warranty Deed dated June 27, 1974, recorded August 30, 1974 as Instrument No. 2647935, in Book 3669, Pages 465 through 470 in the Records of Salt Lake County;

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thence continuing along said 900 West Street centerline and along the east boundary of said 84 Lumber Company parcel, South 01 degree 36 minutes West, 50.00 feet to the southeast corner of said parcel;

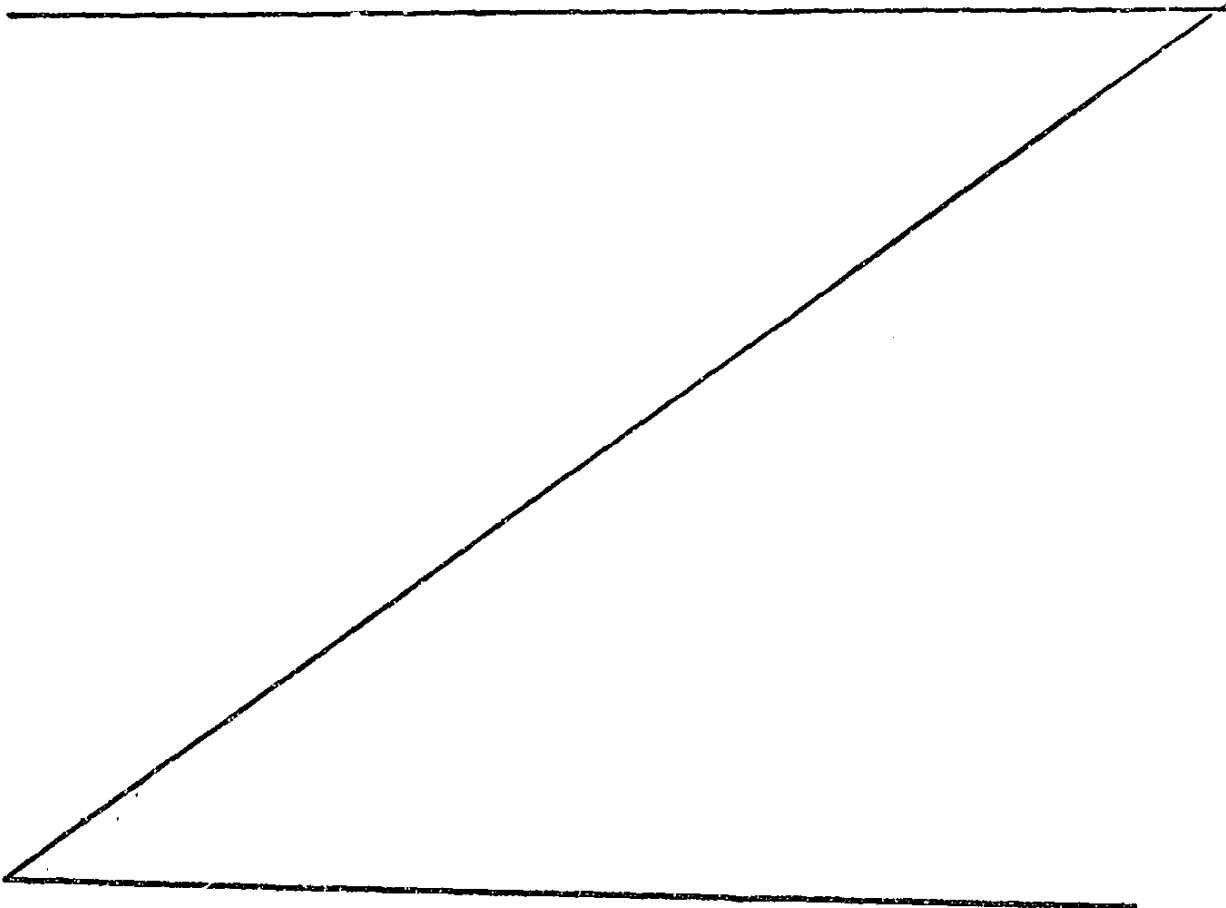
thence South 88 degrees 24 minutes East, 154.26 feet, to a point 28.0 feet normally distant westerly from the centerline of the main track of the Denver and Rio Grande Western Railroad Company, as now constructed and operated;

thence parallel with said track centerline, North 01 degree 29 minutes East, 1007.02 feet to a point 200.0 feet normally distant westerly from said centerline of the main track of the Oregon Short Line Railroad Company, as originally constructed and operated;

thence parallel with said centerline of the main track, North 7 degrees 44 minutes West, 314.34 feet to the beginning of a curve, concave easterly, having a radius of 3064.93 feet;

thence northerly, along said curve and concentric with said centerline of the main track, through a central angle of 3 degrees 58 minutes 55 seconds, 213.01 feet to the TRUE POINT OF BEGINNING.

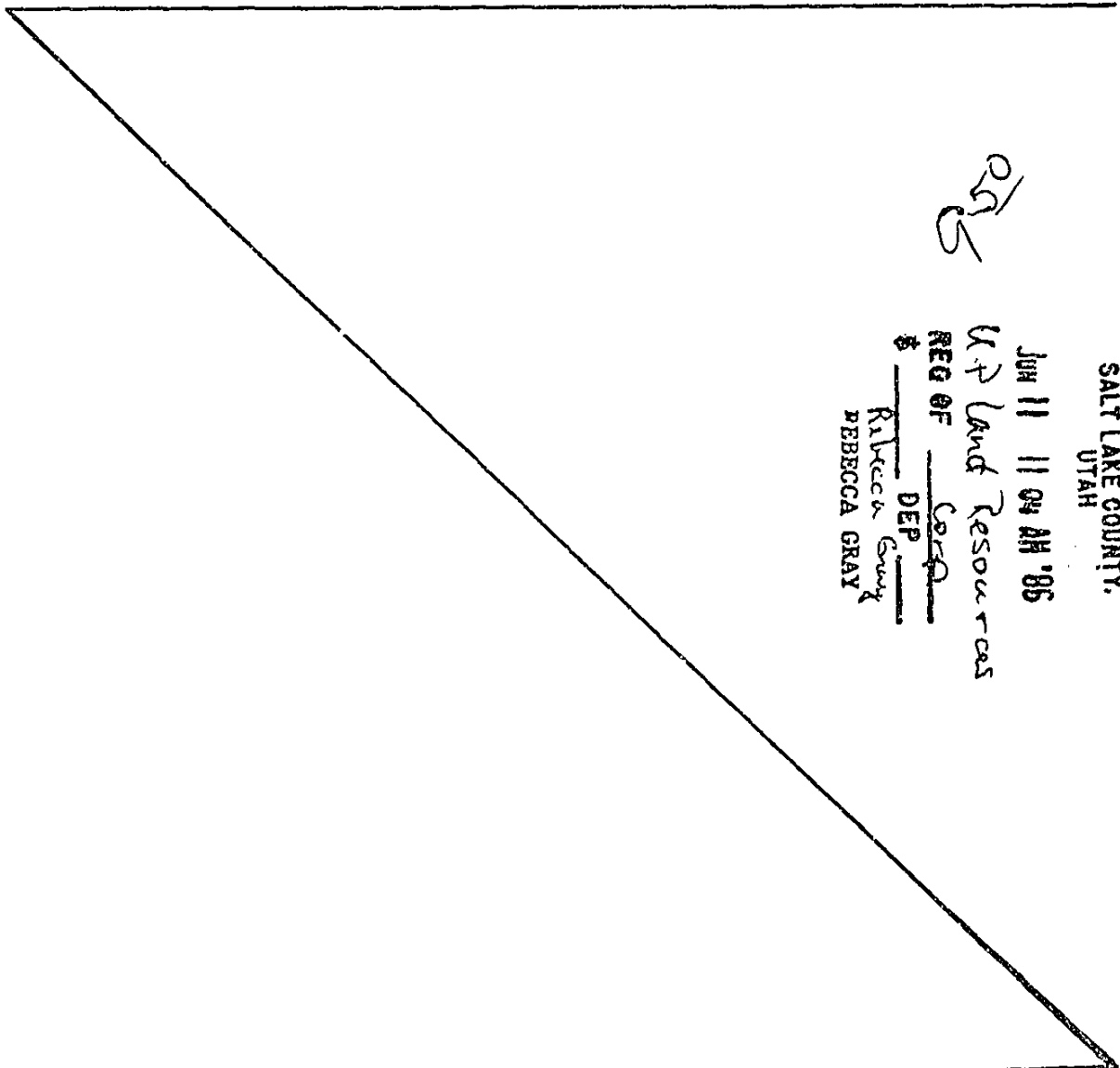
Said parcel contains an area of 189,398 square feet (4.348 acres), more or less.



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EXHIBIT B

A strip of land, 40.0 feet in width, being all of that portion of the parcel of land described in Exhibit A which lies between a line that is 15.0 feet normally distant westerly and northwesterly, and a line that is 25.0 feet normally distant easterly and southeasterly from the centerline of the Oregon Short Line Railroad Company's lead track No. A438, as now constructed and operated.



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U.P. Land Resources
REG OF Corp
DEP Rebecca Gray
REBECCA GRAY

KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

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