

ORIGINAL

WHEN RECORDED, MAIL TO:
SUNBIRD DEVELOPMENT, INC.
P.O. Box 521076
2140 South 700 East
Salt Lake City, Utah 84152

UIC LAW DEPARTMENT
DOCUMENT 1-2250-4-1
Page 1

4312549



QUITCLAIM DEED

Grantor, UNION PACIFIC LAND RESOURCES CORPORATION, a Nebraska Corporation, whose postal address is 302 South 36th Street, Omaha, Nebraska 68131 for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby REMISE, RELEASE and QUITCLAIM to SUNBIRD DEVELOPMENT, INC., a Utah corporation, whose postal address is P. O. Box 521076, Salt Lake City, Utah 84152, Grantee, and to its successors and assigns, forever, all of Grantor's right, title and interest in and to the real estate situate in the City of Salt Lake, County of Salt Lake, State of Utah described in Exhibit A hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, 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 Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby quitclaimed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by Grantee, its successors or assigns.

Grantor, Federal Identification Number 13-2678588 is not a foreign corporation and withholding of Federal Income Tax from the amount realized will not be made by Grantees. An Affidavit and Certification prepared in conformance with IRS regulations under Section 1445 of the Internal Revenue Code is attached as Exhibit B.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Vice President and attested by its Assistant Secretary, and its corporate seal to be hereunto affixed this 18TH day of AUGUST, 1986.

In Presence of

Attest:  (Seal)
Assistant Secretary

UNION PACIFIC LAND RESOURCES CORPORATION
BY 
Vice President

SECURITY TITLE CO.
No 232720

Doc. 5815 P. 479

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

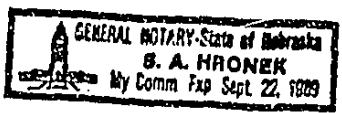
On this 18TH day of AUGUST, 1986,
before me, the undersigned, a Notary Public in and for
said County in the State aforesaid, personally appeared
L.E. OLSON, to me personally known,
and to me personally known to be Vice
President of UNION PACIFIC LAND RESOURCES CORPORATION
and to be the same person whose name is subscribed to
the foregoing instrument, and who, being by me duly sworn,
did say that he is Vice President of UNION PACIFIC
LAND RESOURCES CORPORATION; 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 9/22/89.

S. A. Hronek
Notary Public

Residing at Omaha, Ne.
(Seal)



BOOK 5815 PAGE 480

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;

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;

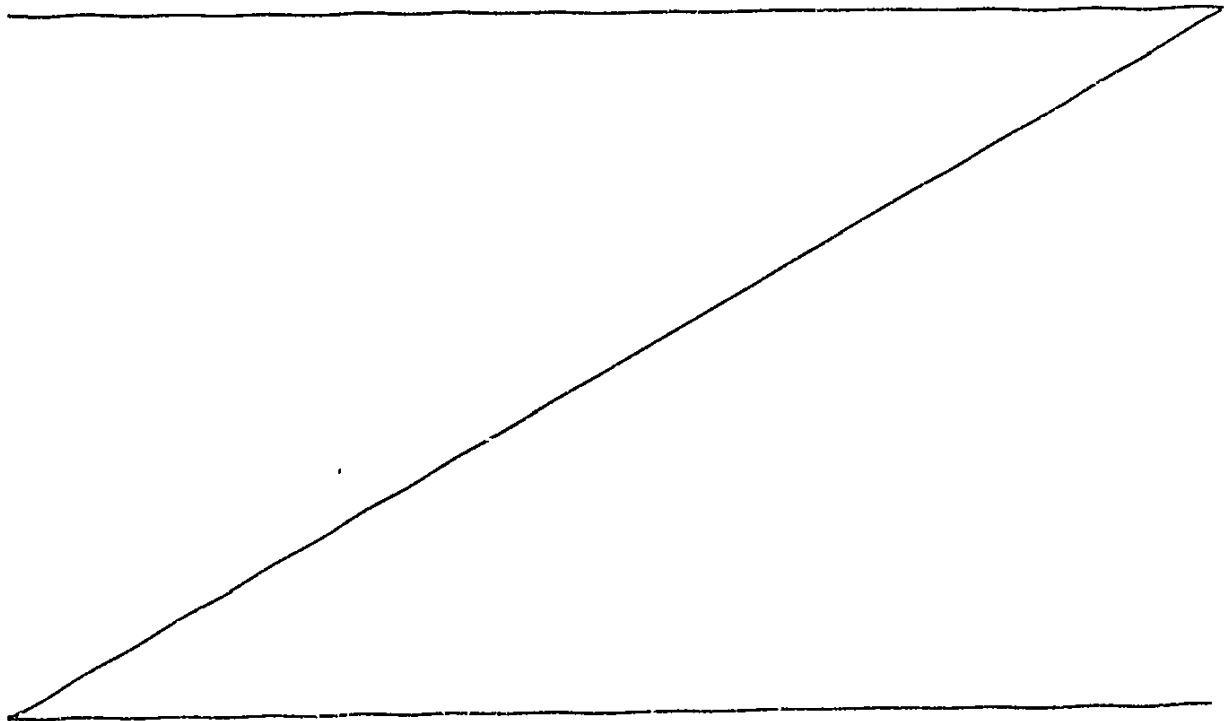
thence South 88 degrees 24 minutes East, 154.26 feet, to a point 28.0 feet normally distant westerly from the centerline of the main track of the Denver and Rio Grande Western Railroad Company, as now constructed and operated;

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.



TRANSFEROR'S AFFIDAVIT AND CERTIFICATION
OF NON-FOREIGN STATUS


Furnished in Accordance with
Section 1445(b)(2) of The Internal Revenue Code

I, G.L. SEBASTIAN, Assistant Secretary, for
UNION PACIFIC LAND RESOURCES CORPORATION, hereby certify
the following:

1. UNION PACIFIC LAND RESOURCES CORPORATION is
not a nonresident alien for purposes of
U.S. income taxation;
2. UNION PACIFIC LAND RESOURCES CORPORATION'S
U.S. taxpayer identifying number is 13-2678588
and
3. Its business address is 345 Park Avenue,
New York, New York 10154.

UNION PACIFIC LAND RESOURCES CORPORATION 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: AUGUST 18, 1986

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 18TH day of AUGUST, 1986, before
me, a Notary Public in and for said County in the State
aforesaid, personally appeared G.L. SEBASTIAN,

to me personally known, and to me personally known to
be Assistant Secretary for UNION PACIFIC LAND
RESOURCES CORPORATION, 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
Assistant Secretary for UNION PACIFIC LAND RESOURCES
CORPORATION; and the said G.L. SEBASTIAN acknowledged
said instrument to be his free and voluntary act and
deed, and the free and voluntary act and deed of said
corporation, by him voluntarily executed, for the purposes
specified therein.

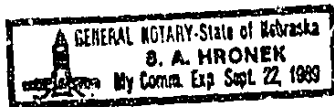
IN WITNESS WHEREOF, I have hereunto set my hand
and official seal the day and year last above written.

My commission expires 9/22/89.

S.A. Hronek
Notary Public

Residing at: Omaha, Ne

(SEAL)



120
SECURITY TITLE
DEP
JANICIA R. BROWN

SEP 12 3 05 PM '86
KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH