

GRANTEE'S ADDRESS
2225 E. MURRAY HOLLADAY RD.
SALT LAKE CITY, UTAH 84117

850

4503848
07 AUGUST 87 12:40 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: EVELYN FROGGET • DEPUTY

SPECIAL WARRANTY DEED

[CORPORATE FORM]

NIELS VALENTINER & ASSOCIATES, a corporation organized and existing under the laws of the State of Utah, with its principal office at SALT LAKE, of County of SALT LAKE, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to COLUMBIA DEVELOPMENT CORPORATION

of SALT LAKE grantee
TEN AND ALL OTHER GOOD AND VALUABLE CONSIDERATIONS _____ for the sum of
the following described tract of land in _____ DOLLARS,
State of Utah: SALT LAKE County,

SEE EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: easements, restrictions and rights of way currently of record and the general taxes for the year 1987 and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 28th day of JULY, A.D. 19 87

Attest:

.....
Secretary.

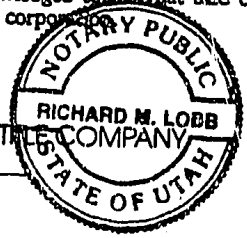
[CORPORATE SEAL]

NIELS VALENTINER & ASSOCIATES
By Bryce C. Jones
Vice Pres. President.

STATE OF UTAH,

County of SALT LAKE } ss.

On the 28th day of JULY, A. D. 1987
personally appeared before me BRYCE C. JONES and
who being by me duly sworn did say, each for himself, that he, the said BRYCE C. JONES
is the VICE president, and he, the said
of NIELS VALENTINER & ASSOCIATES, and that the within and foregoing
instrument was signed in behalf of said corporation by authority of a resolution of its board of
directors and said BRYCE C. JONES and
each duly acknowledged to me that said corporation executed the same and that the seal affixed
is the seal of said corporation.



[Signature]
Notary Public
Residing at SALT LAKE COUNTY UTAH
My Commission Expires: 02-02-91

ASSOCIATED TITLE COMPANY
Order No. 62878

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EXHIBIT "A"

BEGINNING AT A POINT WHICH LIES NORTH 89.93 FEET (DEED - 400.2 FEET) AND NORTH 89 DEGREES 57 MINUTES 11 SECONDS EAST 521.41 FEET AND NORTH 23 DEGREES 02 MINUTES 56 SECONDS WEST 2.33 FEET FROM THE SOUTHEAST CORNER OF LOT 5, BLOCK 1, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS EAST 63.72 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 49 SECONDS EAST 1.65 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS EAST 97.67 FEET TO THE WIDENED WESTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE; THENCE SOUTH 07 DEGREES 33 MINUTES 30 SECONDS EAST ALONG SAID WIDENED WESTERLY RIGHT OF WAY 0.90 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS EAST 7.06 FEET TO A POINT ON THE ORIGINAL WESTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE; THENCE NORTH 7 DEGREES 33 MINUTES 30 SECONDS WEST 97.10 FEET ALONG SAID ORIGINAL WESTERLY LINE; THENCE CONTINUING ALONG SAID ORIGINAL WESTERLY LINE NORTH 11 DEGREES 07 MINUTES WEST 141.03 FEET; THENCE NORTH 82 DEGREES 38 MINUTES WEST 204.47 FEET; THENCE SOUTH 11 DEGREES 07 MINUTES EAST 68.90 FEET; THENCE SOUTH 19 DEGREES 38 MINUTES EAST 123.73 FEET; THENCE SOUTH 23 DEGREES 02 MINUTES 56 SECONDS EAST 52.07 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:
BEGINNING NORTH 11 DEGREES 07 MINUTES WEST 141.03 FEET AND SOUTH 78 DEGREES 53 MINUTES WEST 33.0 FEET FROM THE COUNTY MONUMENT WHICH IS AT THE CENTERLINE INTERSECTION OF HIGHLAND DRIVE AND 4190 SOUTH STREETS, WHICH MONUMENT IS ALSO SOUTH 78 DEGREES 08 MINUTES 24 SECONDS EAST 35.53 FEET, AND SOUTH 11 DEGREES 07 MINUTES EAST 663.20 FEET FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH; 89 DEGREES 38 MINUTES WEST 7.15 FEET; THENCE SOUTH 11 DEGREES 07 MINUTES EAST 142.36 FEET; THENCE SOUTH 7 DEGREES 33 MINUTES 30 SECONDS EAST 95.84 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS EAST 7.06 FEET; THENCE NORTH 7 DEGREES 33 MINUTES 30 SECONDS WEST 97.10 FEET; THENCE NORTH 11 DEGREES 07 MINUTES WEST 141.03 FEET TO THE POINT OF BEGINNING.

- FOR CITY -
CO. RECORDS

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