

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE."

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to _____ Address _____

Quit-Claim Deed

GRANGER SHOPPING CENTER, a general partnership,
of Phoenix, County of Maricopa, Arizona, State of Arizona, hereby
QUIT-CLAIMS to HEARTLAND WEST VALLEY COMMERCIAL LIMITED PARTNERS, a
Minnesota limited partnership,
of 46 West 300 South, Suite 111, Salt Lake City, Utah 84101, grantee,
TEN DOLLARS and other good and valuable consideration, for the sum of
the following described tract of land in Salt Lake DOLLARS,
State of Utah: County,

See Exhibit "A" which is attached hereto
and incorporated herein by this reference.

900
4921411
25 MAY 90 01:40 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: SHARON WEST, DEPUTY

WITNESS the hand of said grantor, this Twenty-fifth (25) day of
April, A.D., one thousand nine hundred and ninety.

Signed in the presence of
Judith K. Whitson

GRANGER SHOPPING CENTER,
a general partnership,
By: H. S. Pickrell
H. S. Pickrell, General Partner

STATE OF UTAH }
COUNTY OF } ss.

On the _____ day of _____, 19____, personally appeared before me

duly acknowledged to me that he executed the same, the signer of the within instrument, who

Notary Public

My Commission Expires:

Residing at:

APPROVED FORM - UTAH SECURITIES COMMISSION

DK6223PG2384

4921411

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) :ss.

On this 25th day of April, 1990, personally appeared before me H. S. Pickrell, who acknowledged before me that he executed the foregoing instrument as General Partner of Granger Shopping Center, a general partnership, by authority of its partnership agreement, and said H. S. Pickrell acknowledged before me that said partnership executed the same.

My Commission Expires:

Pamela S. Stulken
NOTARY PUBLIC

Residing at Sandler, Arizona

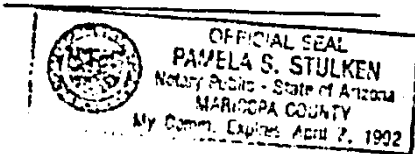


EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POINT SOUTH $89^{\circ}53'20''$ WEST 330.000 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, AND SOUTH $00^{\circ}00'44''$ WEST 48.000 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH $00^{\circ}00'44''$ WEST 272.000 FEET; THENCE NORTH $89^{\circ}53'20''$ EAST 297.000 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2700 WEST STREET; SAID WESTERLY RIGHT OF WAY LINE BEING 33.000 FEET WESTERLY OF AND PARALLEL TO THE CENTERLINE OF 2700 WEST STREET, SAID CENTERLINE BEING THE NORTH/SOUTH CENTER SECTION LINE OF SAID SECTION 33; THENCE SOUTH $00^{\circ}00'44''$ WEST 495.095 FEET; THENCE SOUTH $89^{\circ}56'30''$ WEST 498.900 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MARKET STREET; THENCE NORTH $00^{\circ}00'20''$ EAST 142.384 FEET TO THE BEGINNING OF A 526.660 FOOT RADIUS CURVE TO THE LEFT BEARING TO RADIUS POINT BEING NORTH $89^{\circ}59'40''$ WEST; THENCE ALONG THE ARC OF SAID CURVE 183.992 FEET THROUGH A CENTRAL ANGLE OF $20^{\circ}01'00''$ TO THE BEGINNING OF A 466.660 FOOT RADIUS CURVE TO THE RIGHT BEARING TO RADIUS POINT BEING NORTH $69^{\circ}59'20''$ EAST; THENCE ALONG THE ARC OF SAID CURVE 163.031 FEET THROUGH A CENTRAL ANGLE OF $20^{\circ}01'00''$; THENCE NORTH $89^{\circ}53'20''$ EAST 119.961 FEET; THENCE NORTH $00^{\circ}00'44''$ EAST 284.122 FEET; THENCE NORTH $89^{\circ}53'20''$ EAST 142.000 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, WHICH HAS A BEARING OF SOUTH $89^{\circ}56'20''$ WEST.