

GRANTEE'S ADDRESS
C/O FELT MANAGEMENT
341 SOUTH MAIN ST.
SUITE 409
SALT LAKE CITY, UTAH 84111

1050

4935778
29 JUNE 90 04:47 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: REBECCA GRAY, DEPUTY

4935778

SPECIAL WARRANTY DEED

FIRST SECURITY BANK OF UTAH, N.A. grantor
of SALT LAKE CITY hereby
CONVEY AND WARRANT against all claiming by, through or under grantor
to JACK SIMANTOB grantee
of SALT LAKE CITY
for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following tract of land in Salt Lake County
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF AND AS ALSO DESCRIBED AS EXHIBIT "B"

The property conveyed herein is subject to a preservation easement which controls the ability of any owner or other possessor of the property to alter its historic character. This easement is recorded on Page 5725, of Book 2161 in the office of the Salt Lake County Recorder, State of Utah.

Grantor shall indemnify, defend and hold harmless grantee against any costs or expenses (including attorneys' fees) arising from any work done to the subject property during the period of ownership by grantor.

SUBJECT TO EASEMENTS, AND RESTRICTIONS, CURRENTLY OF RECORD, AND, GENERAL PROPERTY TAXES FOR THE YEAR 1990 AND THEREAFTER.

WITNESS, the hand of said grantor, this 29 day of June, A.D. 19 90

Signed in the presence of

FIRST SECURITY BANK OF UTAH, N.A.
BY: *[Signature]*

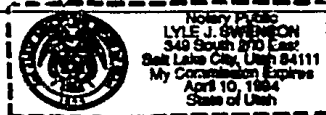
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On June 29, 1990, personally appeared before me, VON CALLISTER who being by me duly sworn did say, that he is the said VICE PRESIDENT of FIRST SECURITY BANK OF UTAH, N.A. Company, 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 VON CALLISTER duly acknowledged to me that said corporation executed the same.

My Commission Expires: 4-10-94

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[Signature]
NOTARY PUBLIC
RESIDING AT: SALT LAKE CITY, UTAH



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BK 6233360778

EXHIBIT "A"

PROPERTY DESCRIPTION

That certain parce' of real property situated in Salt Lake County, State of Utah and more particularly described as follows:

Parcel 1:

Beginning at the intersection of Exchange Place and Cactus Street, which point is 297 feet East and 179 feet North from the Southwest corner of Block 52, Plat "A", Salt Lake City Survey, and running thence Westerly along the South line of Exchange Place 75 feet; thence South 109 feet; thence East 75 feet to the West line of Cactus Street; thence Northerly along the West line of Cactus Street 109 feet to the point of beginning, being in and a part of Lot 3, Block and Plat aforesaid.

Parcel 2:

Beginning at a point 122 feet North from the Southwest corner of Lot 3, Block 52, Plat "A", Salt Lake City Survey, and running thence East 57 feet; thence North 57 feet to Exchange Place; thence along Exchange Place West 57 feet; thence South 57 feet to the place of beginning.

Parcel 3:

Beginning at a point 53 feet North from the Southwest corner of Lot 3, Block 52, Plat "A", Salt Lake City Survey, and running thence East 82 feet; thence North 17 feet; thence West 25 feet; thence North 52 feet; thence West 57 feet; thence South 69 feet to the place of beginning; together with the steam heating plant and any and all other improvements situated thereon, and all franchises or permits, easements and other property appurtenant to said heating plant, or heretofore used and necessary for use thereof.

Together with the privileges of an alley and driveway over the East 13 feet of the South 179 feet of Lot 4, Block 52 plat and survey aforesaid, except the East 30 inches thereof, reserving the right to build over said alley at such height above the roadway as not to interfere with ordinary traffic therein resting the East wall of such building or buildings on said 30 inches. This provision affects Parcels 1, 2 and 3 above.

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E X H I B I T B

LEGAL DESCRIPTION

The land referred to is situated in Salt Lake, and is described as follows:

BEGINNING AT THE INTERSECTION OF EXCHANGE PLACE AND CACTUS STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3, OF BLOCK 52, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 0 DEGREES 02 MINUTES 06 SECONDS EAST 109.00 FEET ALONG THE WEST LINE OF SAID CACTUS STREET; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST 50.02 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 26 SECONDS EAST 17.27 FEET TO THE SOUTH LINE OF PARCEL 3; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECONDS WEST 82.00 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 0 DEGREES 02 MINUTES 26 SECONDS WEST 126.31 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS EAST 132.03 FEET ALONG THE SOUTH LINE OF EXCHANGE PLACE TO THE POINT OF BEGINNING.

[The property described on the foregoing portion of this Exhibit "B" is the same as the property described on the foregoing Exhibit "A".]

DK 6233 Pg 0780