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WARRANTY DEED

(Special)

MAGNA INVESTMENT & DEVELOPMENT, LTD., a Partnership grantor
of the County of Salt Lake hereby
CONVEY AND WARRANT against all claiming by, through or under

to SANDY CITY CORPORATION

440 East 8680 South grantee
Sandy City, Utah 84070 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ~~DOMINAR BX~~
the following described tract of land in Salt Lake County,
State of Utah:

See Exhibit "A" attached hereto.

NO FEE

4941966
17 JULY 90 11:34 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
REC BY: SHARON WEST 1 DEPUTY

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

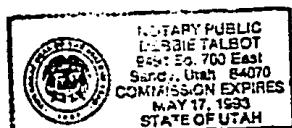
Signed in the Presence of

MAGNA INVESTMENT & DEVELOPMENT, LTD.

By: William P. Popa

State of Utah)
: ss.
County of Salt Lake)

On the 17 day of June 1990 personally appeared before
me who being by me duly
sworn did say that he is a General Partner of Magna Investment &
Development, Ltd., a Partnership, and the foregoing instrument
was signed in behalf of said Partnership by Authority of the
Articles of said Partnership and said
acknowledged to me that said Partnership executed the same.



Debbie Talbot
Notary Public
Residing at Salt Lake City, Utah
My Commission Expires:

MAY 17 1993

8K6237PG1213

EXHIBIT "A"

AN UNDIVIDED 1/2 INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF SALT LAKE, STATE OF UTAH, TO-WIT: BEGINNING ON THE EAST LINE OF 1300 EAST STREET AT A POINT WHICH IS SOUTH 0 DEGREES 38 MINUTES 03 SECONDS WEST ALONG THE SECTION LINE 207.72 FEET AND SOUTH 88 DEGREES 08 MINUTES EAST 63.59 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 1 DEGREE 52 MINUTES 00 SECONDS EAST ALONG SAID EAST STREET LINE 110.05 FEET TO THE POINT OF TANGENCY WITH A 15.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 24.00 FEET THROUGH A CENTRAL ANGLE OF 91 DEGREES 41 FEET 00 SECONDS; THENCE SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST 47.20 FEET TO THE POINT OF TANGENCY WITH A 660.00 FOOT RADIUS CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 232.50 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 11 MINUTES 00 SECONDS TO THE POINT OF REVERSE CURVE WITH A 740.00 FOOT RADIUS CURVE WHERE THE BEARING BETWEEN CURVE CENTERS IS SOUTH 20 DEGREES 00 SECONDS 00 MINUTES EAST; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT 955.74 FEET THROUGH A CENTRAL ANGLE OF 74 DEGREES 00 MINUTES 00 SECONDS; THENCE SOUTH 36 DEGREES 00 MINUTES 00 SECONDS EAST 71.59 FEET TO THE POINT OF TANGENCY WITH A 593.67 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 558.28 FEET THROUGH A CENTRAL ANGLE OF 53 DEGREES 52 MINUTES 50 SECONDS TO THE SOUTHWEST CORNER OF LOT 6, WHITE CITY NO. 46, A SUBDIVISION; THENCE SOUTH 0 DEGREES 22 MINUTES 10 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID SUBDIVISION 80.00 FEET TO THE NORTHWEST CORNER OF LOT 7, SAID SUBDIVISION; THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 0.68 FEET TO THE POINT OF TANGENCY WITH A 673.67 FOOT RADIUS CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT 633.51 FEET THROUGH A CENTRAL ANGLE OF 53 DEGREES 52 MINUTES 50 SECONDS; THENCE NORTH 36 DEGREES 00 MINUTES 00 SECONDS WEST, 71.59 FEET TO THE POINT OF TANGENCY WITH A 660.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 852.42 FEET THROUGH A CENTRAL ANGLE OF 74 DEGREES 00 MINUTES 00 SECONDS TO THE POINT OF REVERSE CURVE WITH A 740.00 FOOT RADIUS CURVE WHERE THE BEARING BETWEEN CURVE CENTERS IS NORTH 20 DEGREES 00 MINUTES 00 SECONDS WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT 260.68 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 11 MINUTES 00 SECONDS; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST 50.43 FEET TO THE POINT OF TANGENCY WITH A 15.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 23.12 FEET THROUGH A CENTRAL ANGLE OF 88 DEGREES 19 MINUTES 00 SECONDS TO THE POINT OF BEGINNING.
(CONTAINS 3.45 ACRES)

THE ABOVE DESCRIBED PROPERTY IS CONVEYED BY GRANTOR FOR THE PERPETUAL USE OF THE PUBLIC FOR A PUBLIC ROAD TO BE KNOWN AS SEGO LILY DRIVE. GRANTOR ALSO HEREBY RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AS IT DEEMS NECESSARY IN CONNECTION WITH ITS DEVELOPMENT OF ADJACENT PROPERTY INCLUDING BUT NOT LIMITED TO SEWER LINES, WATER LINES, STORM DRAINS, ELECTRICAL LINES AND NATURAL GAS LINES.

8K6237 PG 1214