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04/28/94 4:14 PM 11.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
JOAN L COLES
REC BY:D KILPACK ,DEPUTY - WI

When recorded mail to:
JOAN L. COLES
1357 Third Avenue
Salt Lake City, Utah 84103

SPECIAL WARRANTY DEED

We WILLIAM J. COLES and JOAN L. COLES, grantors, of:

1357 Third Avenue
Salt Lake City, Utah 84103

HEREBY CONVEY AND WARRANT to:

JOAN L. COLES FAMILY PROTECTION TRUST,
JOAN L. COLES and WILLIAM J. COLES, Trustees
under Agreement Dated March 31, 1994,

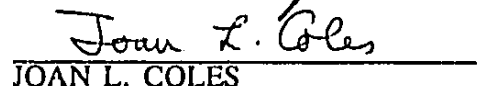
for the sum of TEN AND NO/100 (\$10.00) dollars, and for other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah;

Beginning at a point North 0°01'57" West 85 feet and North 89°58'03" East 216 feet from the Northeast corner of Lot 24, Block 6, POPPERTON PLACE, said point being the Southeast corner of Lot 8, Block 13, BONNEVILLE-ON-THE-HILL PLAT and the point of beginning; thence North 0°01'50" West 140 feet; thence North 89°58'03" East 26.26 feet; thence along a curve to left (radius 338.11 feet) 30.93 feet to the Northeast corner of said tract; thence beginning at said point of beginning at Southeast corner of Lot 8, Block 13, BONNEVILLE-ON-THE-HILL PLAT, and running thence North 89°59'03" East 26.26 feet; thence along a curve to the left (radius 478.11 feet) 43.74 feet, to the Southeast corner of said tract; thence Northwesterly on a direct line to the Northeast corner of the tract above described.

Together with a right of way: Beginning at a point North 0°01'57" West 85 feet and North 89°58'03" West 216 feet and North 0°01'57" West 140 feet from Northeast corner of Lot 24, Block 6, Popperton Place (said point being Northeast corner of Lot 8, Block 13, Bonneville-on-the-Hill plat, and the point of beginning); thence North 89°58'03" West 26.26 feet; thence along a curve to left (radius 338.11 feet) 95.99 feet; thence North 16°17'58" West 25 feet; thence Westerly along a curve to right (radius 213.33 feet) 25 feet; thence South 11°43'28" East 10 feet; thence Westerly along a curve to right (radius 323.11 feet) 65.93 feet; thence South 89°58'03" West 26.26 feet; thence South 0°01'57" East 15 feet to point of beginning.

WITNESS, the hand of said grantors on March 31, 1994.


WILLIAM J. COLES

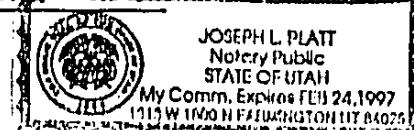

JOAN L. COLES

STATE OF UTAH

COUNTY OF SALT LAKE

On March 31, 1994, personally appeared before me WILLIAM J. COLES and JOAN L. COLES, the signer(s) of the foregoing instrument, who duly acknowledged to me that the same was executed.


Notary Public



BK6928PG1958