

14
5809227

When Recorded Return To:

Columbia Development Corporation
2225 E. Murray Holladay Road, Suite 100
Salt Lake City, Utah 84117

5809227
04/29/94 4:20 PM 14.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
TITLE WEST
REC BY: D KILPACK DEPUTY - WJ

SPECIAL WARRANTY DEED

The Canada Life Assurance Company, a Canadian corporation ("Grantor"), hereby conveys and warrants against all claiming by, through or under Grantor, to Columbia Development Corporation ("Grantee"), of 2225 E. Murray Holladay Road, Suite 100, Salt Lake City, Utah 84117, for the sum of TEN DOLLARS, the following described tract of land in Salt Lake County, State of Utah:

Beginning at the Southwest corner of Lot 2, Block 13, Plat "D", Salt Lake City Survey; and running thence North 240.0 feet; thence East 130.5 feet; thence South 75.0 feet; thence East 33.83 feet to a point which is West 0.67 feet from the Northeast corner of Lot 2, Block 13, Plat "D", Salt Lake City Survey; thence South 165.0 feet to a point which is West 0.67 feet from the Southeast corner of Lot 2, Block 13, Plat "D", Salt Lake City Survey; thence West 164.33 feet to the point of beginning.

SUBJECT TO those matters described on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, witness the hand of said Grantor this 27 day of ~~March~~, 1994.
April

GRANTOR:

THE CANADA LIFE ASSURANCE COMPANY

By

Its

ASSOCIATE TREASURER

J. D. N. RATTRAY

By

Its

ASSISTANT TREASURER

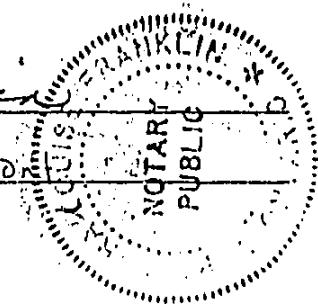
JOE H. MAZUR

J. D. N. RATTRAY

COUNTRY OF CANADA)
: ss.
PROVINCE OF Ontario)

The foregoing instrument was acknowledged before me this 27 day of ^{April} ~~March~~, 1994, by D. N. RATTRAY and JOE H. MAZUR, the ASSOCIATE TREASURER and ASSISTANT TREASURER, respectively, of THE CANADA LIFE ASSURANCE COMPANY.

S. Franklin
NOTARY PUBLIC
Residing at: Toronto, Ont.



My Commission Expires:

is for life

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF ONTARIO
MY COMMISSION IS FOR LIFE

EXHIBIT "A"

The land described herein is located within the boundaries of SALT LAKE CITY and is subject to charges and assessments levied thereby.

Abstract of Findings and Order under Case No. 6907 and the terms, conditions and limitations imposed thereby:

Dated	July 21, 1975
Recorded	July 28, 1975
Entry No.	2728540
Book/Page	3925/7

Abstract of Findings and Order under Case No. 7216 and the terms, conditions and limitations imposed thereby:

Dated	July 26, 1976
Recorded	July 26, 1976
Entry No.	2838280
Book/Page	4278/56

Abstract of Findings and Order under Case No. 1661-B and the terms, conditions and limitations imposed thereby:

Dated	December 29, 1992
Recorded	January 8, 1993
Entry No.	5411053
Book/Page	6586/1288

Easement, and the terms and conditions thereof|

Grantee	Mountain States Telephone and Telegraph Company
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Purpose	A right of way and the right to construct, operate maintain and remove such communication line facilities.
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Area Affected	Beginning at a point 8 inches West of the Northwest corner of Lot 1, Block 13, Plat "D", Salt Lake City Survey; thence West 20 feet; thence South 3 feet; thence East 20 feet; thence North 3 feet to beginning. (This easement restricted to placement of aerial anchor only)
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Recorded	September 2, 1975
Entry No.	2738474
Book/Page	3956/497

Rights of tenants under any unrecorded leases, rental or occupancy agreements affecting the subject land.

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