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6069979
04/28/95 4:26 PM 17.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
AMERICA WEST TITLE
REC BY: J FERGUSON DEPUTY - WI

WHEN RECORDED, MAIL TO:

Bryan B. Todd, Esq.
77 West 200 So., Suite 200,
Salt Lake City, Utah 84101

Space Above for Recorder's Use

6069979

WARRANTY DEED

HEARTLAND WEST VALLEY COMMERCIAL LIMITED PARTNERS, a Minnesota limited partnership ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration received from **HEARTLAND WEST VALLEY COMMERCIAL LIMITED PARTNERS II**, a Utah limited partnership ("Grantee"), hereby **CONVEYS AND WARRANTS** to Grantee the real property located in the County of Salt Lake, State of Utah, which is legally described on **EXHIBIT A**.

IN WITNESS WHEREOF, Grantor has signed this Deed April 25, 1995.

HEARTLAND WEST VALLEY COMMERCIAL LIMITED PARTNERS, a Minnesota limited partnership

By: West Valley Management Corporation,
a Utah corporation

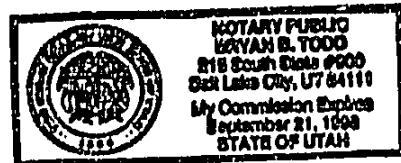
By: Michael L. Nielsen
MICHAEL L. NIELSEN,
its President

STATE OF UTAH

COUNTY OF SALT LAKE

On April 25, 1995 Michael L. Nielsen personally appeared before me and duly acknowledged to me that he executed the foregoing instrument in the capacity indicated.

NOTARY PUBLIC: [Signature]



BK 7141 PG 2163

EXHIBIT A

LEGAL DESCRIPTION

The Property referred to in the foregoing Resolution is located in Salt Lake County, Utah, and is more particularly described as follows:

PARCEL NO. 1:

A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

BEGINNING at a point which is 815.125 feet South $0^{\circ}00'44''$ West along the East line of said Northwest Quarter and 200.00 feet South $89^{\circ}56'30''$ West from the Northeast Corner of said Northwest Quarter of Section 33; running thence South $89^{\circ}56'30''$ West 331.90 feet to the East line of Market Street; thence North $0^{\circ}00'20''$ East 95.50 feet along said Easterly line of Market Street; thence leaving said Easterly line North $89^{\circ}56'30''$ East 130.00 feet; thence North $0^{\circ}00'44''$ East 113.92 feet; thence North $89^{\circ}56'30''$ East 201.91 feet; thence South $0^{\circ}00'44''$ West 209.42 feet to the point of BEGINNING.

PARCEL NO. 2:

A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

BEGINNING at a point which is 815.125 feet South $0^{\circ}00'44''$ West along the East line of said Northwest Quarter and 33.00 feet South $89^{\circ}56'30''$ West from the Northeast Corner of said Northwest Quarter of Section 33; running thence South $89^{\circ}56'30''$ West 167.00 feet; thence North $0^{\circ}00'44''$ East 165.00 feet; thence North $89^{\circ}56'30''$ East 167.00 feet; thence South $0^{\circ}00'44''$ West 165.00 feet to the point of BEGINNING.

PARCEL NO. 5:

A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

BEGINNING at a point which is South $89^{\circ}53'20''$ West 330.00 feet along the North line of said Northwest Quarter and South $0^{\circ}00'44''$ West 198.952 feet from the Northeast corner of said Northwest Quarter of Section 33; running thence South $0^{\circ}00'44''$ West 29.048 feet; thence North $89^{\circ}53'20''$ East 280.00 feet to a point 50.00 feet perpendicularly distant West of the East line of said Northwest Quarter; thence South $0^{\circ}00'44''$ West 45.95 feet parallel to said East line; thence South $89^{\circ}53'20''$ West 422.00 feet; thence North $0^{\circ}00'44''$ East 75.00 feet; thence North $89^{\circ}53'20''$ East 142.00 feet to the point of BEGINNING.

PARCEL NO. 6:

A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

BEGINNING at a point which is South $89^{\circ}53'20''$ West 330.00 feet along the North line of said Northwest Quarter and South $0^{\circ}00'44''$ West 48.00 feet from the Northeast corner of said Northwest Quarter of Section 33; running thence South $0^{\circ}00'44''$ West 150.952 feet; thence South $89^{\circ}53'20''$ West 142.00 feet; thence North $0^{\circ}00'44''$ East 150.952 feet; thence North $89^{\circ}53'20''$ East 142.00 feet to the point of **BEGINNING**.