

When Recorded Return To:

Craig B. Terry, Esq.  
Parsons Behle & Latimer  
201 S. Main Street, Suite 1800  
Salt Lake City, Utah 84111

6084380  
05/19/95 4:29 PM 13.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
LANDMARK TITLE  
REC B745 WEST DEPUTY - W1

Please mail tax notice to Grantee  
at the Address Listed Below

SPECIAL WARRANTY DEED

SHERIE A. OLSEN ("Grantor"), of Salt Lake City, Utah, hereby conveys and warrants against all claiming by, through or under Grantor to ROGER W. PETERS, ("Grantee"), whose address is 7050 South 2000 East, Suite 300, Salt Lake City, Utah 84121, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of improved real property (the "Property") in Salt Lake County, State of Utah:

The East 10 feet of Lot 1 and all of Lot 2, ARK SUBDIVISION, according to the official plat thereof, filed in Book "77-1" of Plats at Page 20 of the Official Records of the Salt Lake County Recorder.

SUBJECT TO AND TOGETHER WITH a non-exclusive 25.00 foot wide right-of-way limited to use in connection with adjoining property to which it is appurtenant, and the center line of which is described as follows:

Beginning on the North line of 9000 South Street, said point being South 89°53' West along the Center line of 9000 South Street 1866.81 feet and North 0°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also North 162.60 feet and East 869.86 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian; and running thence North 0°07' West 214.50 feet; thence South 89°53' West 444.00 feet, more or less, to the Easterly line of 240 West Street.

TOGETHER WITH all improvements thereon and all tenements, hereditaments, easements, rights of way, water rights, privileges and appurtenances thereunto belonging or appertaining;

SUBJECT to current property taxes, and all liens, claims, easements, rights-of-way and other encumbrances appearing of record or discoverable by inspection of the Property, including, without limitation, that certain Ground Lease with First Right to Purchase dated August 3, 1982 and recorded on August 13, 1982 as Entry No. 3702218 in Book 5402 at Page 2628 of the

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Official Records of the Salt Lake County Recorder and also that certain Sign Lease dated July 16, 1979 between Dee's Inc. and Galaxy Outdoor Advertising, Inc.

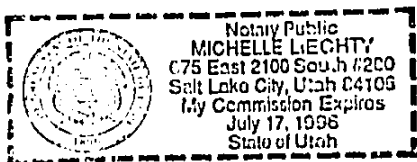
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed, this 19th day of May, 1995.

GRANTOR:

*Sherie A. Olsen*  
SHERIE A. OLSEN

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

The foregoing instrument was acknowledged before me this 19th day of May, 1995, by SHERIE A. OLSEN.



*Michelle Liechty*  
NOTARY PUBLIC  
Residing at: *S.L.C. Utah*

My Commission Expires: 07-17-96