

166424

GRANTEE'S ADDRESS
10000 Centennial Parkway
Sandy, Utah 84070

6259522
01/18/96 11:27 AM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: V ASHBY DEPUTY - WI

6259522

166424

WARRANTY DEED

PARKWAY PLAZA, A UTAH LIMITED PARTNERSHIP grantor
of SALT LAKE CITY County of SALT LAKE State of
UTAH hereby CONVEY(S) AND WARRANT(S) TO
REDEVELOPMENT AGENCY OF SANDY CITY, UTAH grantee
of SANDY CITY County of SALT LAKE State of Utah
for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS
the following described tract of land in Salt Lake County,
State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD,
AND GENERAL PROPERTY TAXES FOR THE YEAR 1996 AND THEREAFTER.

WITNESS the hand(s) of said grantor(s) this December 19, 1996
Signed in the presence of

PARKWAY PLAZA, a Utah limited partnership BY: James L. Strang
BY: Una B. Jensen by James L. Strang,
BY: Joseph C. Shern BY: Eldon C. Luck by James L. Strang,
BY: James L. Strang BY: James L. Strang

STATE OF UTAH)
: SS
COUNTY OF SALT LAKE)

On January 12, 1996 personally
appeared before me JOSEPH C. SHERN & JAMES L. STRANG, individually and as attorney
in fact for Una B. Jensen and Eldon C. Luck
who being by me duly sworn did say that they are the Partners of
PARKWAY PLAZA, a limited Partnership, and that
the foregoing instrument was signed in behalf of said Partnership by authority
of said Partnership, and said JOSEPH C. SHERN and JAMES L. STRANG, individually
and as attorney in fact for UNA B. JENSEN and ELDON C. LUCK
acknowledged to me that said Partnership executed the same.

My Commission Expires:
August 19, 1999



NOTARY PUBLIC

RESIDING AT: SALT LAKE COUNTY, UTAH

166424 02 MARY LOU WEBSTER

(MD Rev. 6-87)

BK7311922023

E X H I B I T A

LEGAL DESCRIPTION

The land referred to is situated in Salt Lake, and is described as follows:

PARCEL 1:

BEGINNING AT A POINT ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF 10000 SOUTH STREET SAID POINT BEING NORTH 89 DEGREES 51 MINUTES 37 SECONDS EAST, 39.36 FEET, NORTH 0 DEGREES 08 MINUTES 34 SECONDS WEST, 832.91 FEET, NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, 597.79 FEET AND NORTH 0 DEGREES 01 MINUTES 41 SECONDS EAST, 462.76 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 0 DEGREES 08 MINUTES 34 SECONDS WEST ALONG THE MONUMENT LINE IN STATE STREET, SAID LINE RUNS FROM A SALT LAKE COUNTY MONUMENT, WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID SECTION 12, LOCATED IN STATE STREET AT 10200 SOUTH AND A SALT LAKE COUNTY MONUMENT, WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 12, LOCATED IN STATE STREET AT 9800 SOUTH AND HAS A MEASURED LENGTH OF 2649.49 FEET FROM MONUMENT TO MONUMENT); THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF 10000 SOUTH STREET, SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 466.56 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD (FORMERLY SANDY BOULEVARD); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 0 DEGREES 00 MINUTES 36 SECONDS WEST, 10.27 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 293.00 FEET TO THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, NORTH 0 DEGREES 00 MINUTES 36 SECONDS EAST, 53.57 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, 759.57 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 41 SECONDS WEST, 42.15 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD SAID POINT BEING NORTH 89 DEGREES 51 MINUTES 37 SECONDS EAST, 39.36 FEET, NORTH 0 DEGREES 08 MINUTES 34 SECONDS WEST, 542.91 FEET, SOUTH 46 DEGREES 28 MINUTES 26 SECONDS WEST 54.21 FEET, NORTH 0 DEGREES 08 MINUTES 50 SECONDS WEST 63.59 FEET, SOUTH 47 DEGREES 20 MINUTES 00 SECONDS WEST, 429.00 FEET, SOUTH 2 DEGREES 00 MINUTES 00 SECONDS WEST, 56.67 AND NORTH 88 DEGREES 01 MINUTES 03 SECONDS WEST, 1001.74 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 0 DEGREES 08 MINUTES 34 SECONDS WEST ALONG THE MONUMENT LINE IN STATE STREET, SAID LINE RUNS FROM A SALT LAKE COUNTY MONUMENT, WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID SECTION 12, LOCATED IN STATE STREET AT 10200 SOUTH AND A SALT LAKE COUNTY MONUMENT, WITNESS CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 12, LOCATED IN STATE STREET AT 9800 SOUTH AND HAS A MEASURED LENGTH OF 2649.49 FEET FROM MONUMENT TO MONUMENT); THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD, NORTH 0 DEGREES 00 MINUTES 36 SECONDS EAST, 1028.48 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST, 291.86 FEET TO THE WESTERLY LINE OF THE BOYER PROPERTY CONVEYED BY WARRANTY DEED RECORDED IN BOOK 7055 AT PAGE 1615 IN THE OFFICE OF THE SALT LAKE COUNTY

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E X H I B I T A

LEGAL DESCRIPTION

RECORDER; THENCE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 00 MINUTES 36 SECONDS WEST, 451.79 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS WEST, 218.45 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 36 SECONDS WEST, 579.64 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 03 SECONDS WEST, 73.45 FEET TO THE POINT OF BEGINNING.

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