

OH 95-1622
6272002

WHEN RECORDED, MAIL TO:

Ervin R. Holmes, Esq.
Van Cott, Bugley, Cornwall & McCarthy
50 South Main Street, Suite 1600
Salt Lake City, Utah 84144

6272002
02/02/96 3:11 PM 18.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
PARAMOUNT TITLE
REC BY: V ASHBY DEPUTY - WI

WARRANTY DEED

D. EDWARD MINEAU, M.D. and ROBERT M. BELL, M.D., SUCCESSOR TRUSTEES OF THE EAST 39TH RADIOLOGY CLINIC PENSION TRUST, Grantors, hereby CONVEY AND WARRANT to PARKWAY ASSOCIATES, L.L.C., a Utah limited liability company, having a mailing address at 10326 South Loridan Lane, Sandy, Utah 84092, Grantee, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described real property in Salt Lake County, State of Utah:

Beginning at a point on the North line of Sandy Parkway, a roadway dedicated by Entry No. 3698852, Book 82-8, on Page 65, on August 3, 1982; said point also being on the top of the back of the curb at a point North 1157.744 feet and East 482.547 feet from the Southwest corner of Section 36, Township 2 South, Range 1 West, Salt Lake Base and Meridian; running thence North 16°32'47" West 239.388 feet; thence North 10°56'16" East 76.959 feet; thence North 28°32'28" East 142.443 feet; thence South 41°02'41" East 12.30 feet; thence North 58°44'23" East 28.00 feet; thence South 29°55'32" East 52.542 feet; thence South 89°22'00" East 141.070 feet to the Westerly Right of Way line of Allen Street; said point also being 8.50 feet West of the top of back of an existing concrete highback curb and gutter; thence South 199.170 feet along the Westerly Right of Way line of Allen Street parallel and 8.50 feet West of the existing curb and gutter; thence Southwesterly 257.398 feet along the arc of a 490.935 foot radius curve to the right (Note: Chord bears South 15°01'13" West 254.46 feet) 8.50 feet West of the existing curb and gutter; thence Southwesterly 39.266 feet along the arc of a 25.00 foot radius curve to the right (Note: Chord bears South 75°02'42" West 35.352 feet); the right of way line transitions from 8.50 feet West of the existing curb and gutter to being on the back of the curb and gutter on Sandy Parkway; thence North 59°57'35" West 131.307 feet along the back of the existing concrete curb and gutter to the point of beginning.

SUBJECT TO:

- (a) Annual general property taxes for 1996 and subsequent years.
- (b) Subject real property is located within the bounds of Sandy City, Sandy Suburban Improvement District and Midvale City and is subject to charges and assessments thereof; provided, that such charges and assessments are current as of the date of this deed.

BK 7323PG 174

(c) An Ordinance confirming the assessment roles and levying a tax providing for the assessment of property in Sandy City, Utah South Ridge Industrial Park Special Improvement District, recorded May 16, 1983, as Entry No. 3793625, in Book 5459, at page 1100, Salt Lake County Recorder; provided, that such taxes and assessments are current as of the date of this deed.

(d) Grant of Right of Way, dated August 2, 1911, in favor of Knight Power Company, a corporation, its successors and assigns, a right of way to erect and maintain a line of poles for an electric transmission line or circuit, over and across the following described tract of land situate, lying, and being in Salt Lake County, State of Utah, to-wit:

The Southwest quarter of the Southwest quarter of Section 36, Township 2 South, Range 1 West, Salt Lake Base and Meridian.

Recorded September 1, 1911, as Entry No. 284466, in Book 7-Y at Page 367, Salt Lake County Recorder.

(e) Easement, dated December 31, 1965, in favor of Salt Lake County, its successors and assigns, a perpetual easement to bring any and all machinery and equipment upon the aforesaid property for the purpose of widening, extending, operating, maintaining, repairing, and keeping in satisfactory condition a waterway in Salt Lake County known as Project No. 65-83c, Salt Lake County Surveyors Office, Midvale Storm Drain, over the following described real property:

The North 20.0 feet of Lots 5b and 6a of Section 36, Township 2 South, Range 1 West, Salt Lake Base and Meridian.

Recorded March 15, 1966, as Entry No. 2146820, in Book 2439 at page 407, Salt Lake County Recorder.

(f) A 12 foot public utility easement running along the North line of Sandy Parkway as disclosed by the dedication plat for said roadway.

(g) The rights related to the 54 inch corrugated metal pipe as shown by that certain survey prepared by DeMass Surveying, P.C., dated January 24, 1996, Job No. 950601.

(h) A possible deed overlap (Jenkins deed line) over the Northerly 25.0 feet approximately, as shown by that certain survey prepared by DeMass Surveying, P.C., dated January 24, 1996, Job No. 950601.

(i) Those rights, if any, including any claim of ownership to property lying within 33.0 feet of the centerline of the Galena Canal located west of the subject property.

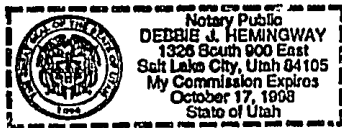
WITNESS the hand of said Grantors as of the 31st day of January, 1996.

D Edward Mineau M.D. Hee
D. Edward Mineau, M.D., Successor
Trustee of The East 39th Radiology Clinic
Pension Trust

Robert M. Bell
Robert M. Bell, M.D., Successor Trustee
of The East 39th Radiology Clinic Pension
Trust

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

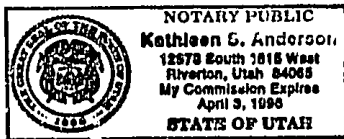
The foregoing instrument was acknowledged before me this 1st day of February, 1996, by D. EDWARD MINEAU, Successor Trustee of THE EAST 39TH RADIOLOGY CLINIC PENSION TRUST.



Debbie J. Hemingway
Notary Signature and Seal

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

The foregoing instrument was acknowledged before me this 1st day of February, 1996, by ROBERT M. BELL, Successor Trustee of THE EAST 39TH RADIOLOGY CLINIC PENSION TRUST.



Kathleen G. Anderson
Notary Signature and Seal

AFFIDAVIT

We, D. Edward Mineau, M.D. and Robert M. Bell, M.D., being citizens of the United States of America, of legal age, represent the following:

DA 95-1622

- 1. We are the successor trustees of the East 39th Radiology Clinic Pension Trust and that we have the right and power to convey the following described real property located in Salt Lake County, State of Utah:

Beginning at a point on the North line of Sandy Parkway, a roadway dedicated by Entry No. 3698852, Book 82-8, on Page 65, on August 3, 1982; said point also being on the top of the back of the curb at a point North 1157.744 feet and East 482.547 feet from the Southwest corner of Section 36, Township 2 South, Range 1 West, Salt Lake Base and Meridian; running thence North 16°32'47" West 239.388 feet; thence North 10°56'16" East 76.959 feet; thence North 28°32'28" East 142.443 feet; thence South 41°02'41" East 12.30 feet; thence North 58°44'23" East 28.00 feet; thence South 29°55'32" East 52.542 feet; thence South 89°22'00" East 141.070 feet to the Westerly Right of Way line of Allen Street; said point also being 8.50 feet West of the top of back of an existing concrete highback curb and gutter; thence South 199.170 feet along the Westerly Right of Way line of Allen Street parallel and 8.50 feet West of the existing curb and gutter; thence Southwesterly 257.398 feet along the arc of a 490.935 foot radius curve to the right (Note: Chord bears South 15°01'13" West 254.46 feet) 8.50 feet West of the existing curb and gutter; thence Southwesterly 39.266 feet along the arc of a 25.00 foot radius curve to the right (Note: Chord bears South 75°02'42" West 35.352 feet); the right of way line transitions from 8.50 feet West of the existing curb and gutter to being on the back of the curb and gutter on Sandy Parkway; thence North 59°57'35" West 131.307 feet along the back of the existing concrete curb and gutter to the point of beginning.

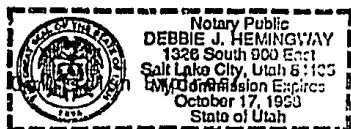
Dated this 1st day of ~~January~~ ^{February}, 1996.

D. Edward Mineau M.D. *hcc*
 D. Edward Mineau, M.D.

Robert M. Bell
 Robert M. Bell, M.D.

State of Utah)
 County of Salt Lake) ss.

On the 1st day of ~~January~~ ^{February}, 1996, personally appeared before me D. Edward Mineau, M.D. and ~~Robert M. Bell, M.D.~~ ^{us} the signers of the foregoing Instrument who duly acknowledged to me that ~~they~~ executed the same.



Debbie J. Hemingway
 Notary Public

Residing at:

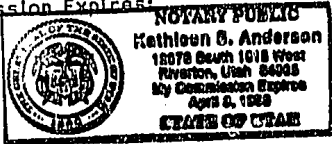
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State of Utah)
County of Salt Lake) ss.

On the 1st day of February, 1996, personally appeared before me Robert M. Bell, M.D., Trustee, the signer(s) of the foregoing instrument who duly acknowledged to me that he executed the same.

Kathleen S. Anderson
Notary Public

My Commission Expires: _____ Residing at: _____



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