

WHEN RECORDED MAIL TO:  
David A. Eseke, Jr.  
3355 South State Street  
Salt Lake City, UT 84106

02/26/96 6287510 13.00  
11:22 AM  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
UNITED TITLE SERVICES  
REC BY: V ASHBY DEPUTY - WI

6287510

152489

### WARRANTY DEED

CAROL BECKSTRAND & TAMERA PERKINS PARTNERSHIP,  
a Utah General Partnership,

of Salt Lake City, County of Salt Lake, State of Utah,  
hereby CONVEY(S) and WARRANT(S) to

Grantor,

DAVID A. ESEKE, JR.,

of Salt Lake City, County of Salt Lake, State of Utah,  
for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following  
described tract of land in Salt Lake County, State of Utah, to wit:

Grantee,

SEE LEGAL DESCRIPTION ATTACHED HERETO  
AS "EXHIBIT A" AND MADE A PART HEREOF

WITNESS the hand(s) of said grantor(s) this 12th day of January, 1996.

Carol Beckstrand & Tamera Perkins Partnership

By: Carol Beckstrand  
Carol Beckstrand

By: Tamera Perkins  
Tamera Perkins

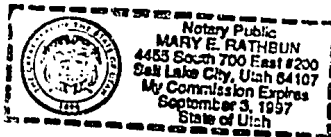
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STATE OF UTAH )  
COUNTY OF SALT LAKE ) SS )

On this 23rd day of February 1996, personally appeared before me CAROL BECKSTRAND and TAMERA PERKINS, who being by me duly sworn did say that they are the Partners of CAROL BECKSTRAND & TAMERA PERKINS PARTNERSHIP, a Utah General Partnership, and that the foregoing instrument was signed in behalf of said Partnership by authority of the Partnership Agreement, and the said CAROL BECKSTRAND and TAMERA PERKINS duly acknowledged to me that said Partnership executed the same.

My Commission Expires: 9/3/97  
Residing At: Sandy, UT

Mary E Rathbun  
Notary Public



BK7336PG2227

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

COMMENCING 33 feet East and 489.645 feet South from the Northwest corner of Lot 9, Block 17, Ten Acre Plat "A", Big Field Survey, and running thence East 120 feet; thence South 57 feet; thence West 120 feet; thence North 57 feet to the point of beginning

PARCEL 2:

COMMENCING 33 feet East and 439.645 feet South from the Northwest corner of Lot 9, Block 17, Ten Acre Plat "A", Big Field Survey, and running thence East 120 feet; thence South 50 feet; thence West 120 feet; thence North 50 feet to the point of BEGINNING.

SUBJECT TO taxes for the year 1996, a lien not yet due.

SUBJECT TO assessments or charges from the following assessment districts:

SALT LAKE CITY SUBURBAN SANITARY DISTRICT  
SALT LAKE COUNTY SPECIAL DISTRICT #1  
SALT LAKE COUNTY MUNICIPAL-TYPE SERVICES DISTRICT

SUBJECT TO all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power, telephone, sewer, gas or water lines and rights of way and easements thereof.

SUBJECT TO that certain AGREEMENT dated May 15, 1995 between STATE ROAD COMMISSION OF UTAH and CARL A. SANDQUIST AND FRANCES SANDQUIST, his wife, for the purpose of Drainage of Waster Water. Said Agreement was recorded June 24, 1936 as Entry No. 788708 in Book 157 at Page 407 of Official Records of Salt Lake County, Utah.

SUBJECT TO an Abstract of Findings and Order, dated April 27, 1966, wherein the Salt Lake Board of Adjustment did grant RAY AVERETT a variance to reduce the 10 foot minimum rear yard for a commercial use which borders on a residential zone to 0 feet in Commercial Zone C-3 provided that the home and garage are removed from the property prior to obtaining a building permit, and provided the ingress and egress are installed as required by the Zoning Ordinance of Salt Lake County, as provided in Case No. 898-B, recorded May 2, 1966 as Entry No. 2153927 in Book 2455 at Page 1, Salt Lake County Recorder's Office.

BK 7336 PG 2228