

After Recording, Return to:
ANA Enterprises, L.C.
Dell S. Nichols
c/o Consolidated Realty Group
175 East 400 South, Suite 710
Salt Lake City, Utah 84111

6538032
12/30/96 11:13 AM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: B GRAY ,DEPUTY - WI

96015628

Property #547-1311

6538032

9601047

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to **A N A ENTERPRISES L.C.**, GRANTEE, of 175 East 400 South #710, Salt Lake City, County of Salt Lake, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situate in the County of Salt Lake, State of Utah, and more particularly described as follows:

An undivided One-Tenth (1/10) interest in the property described in the attached property description.

See Exhibit "A" attached hereto and by reference herein made a part hereof.

The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land provided that the Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does the Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

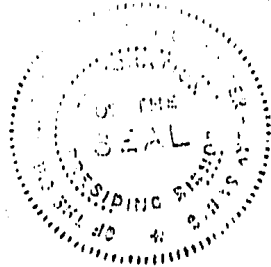
By accepting this conveyance, grantee(s) covenant(s) and agree(s) to pay any rollback tax imposed on the within property under the Farmland Assessment Act (Greenbelt, title 59, chapter 2, part 5 of Utah Code) because of (1) this conveyance or (2) grantee(s) change of use of the property or (3) grantee's omission to promptly apply for continuation of Greenbelt assessment. This conveyance is subject to the lien of any rollback tax imposed on or after the date hereof.

Subject to all matters as disclosed in that certain survey dated July 23, 1996, revised November 6, 1996, Project Number 95-081-A of Ensign Engineering Inc.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 9th day of December, 1996.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By 
Authorized Agent



BK 7566 PG 2529

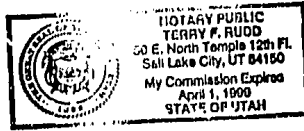
STATE OF UTAH)

:ss

COUNTY OF SALT LAKE)

On this 9th day of December, 1996, personally appeared before me Ted D. Simmons, personally known to me to be the Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Terry F. Rudd

Notary Public for the
State of Utah

BK 7566PB2530
Pg 2530

"EXHIBIT A"

Beginning at the intersection of the section line and on a fence line on the West line of 3rd West Street, formerly Road No. 11 said roadway identified in a deed to Salt Lake Country recorded August 20, 1903, as Entry No. 172861, in Book 6J of Deeds, at Page 428, said point being North 89°48'00" West 17.32 feet along the section line from the North Quarter Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said Corner Monument being South 16°28'18" West 57.88 feet, (South 16°29'03" West 58.15 feet record per SL Co. ARP) from a Salt Lake County Survey Monument in the intersection of 300 West Street and 9400 South Street, said beginning point also being located south 0°42'51" West 22.40 feet from the historical Northeast Corner of the land described herein described in a deed recorded November 7, 1972, as Entry No. 2497646, in Book 3194, at Page 335, which deed described its beginning point based upon the historical North Quarter Corner of Section 12 as being North 89°48'00" West 34.04 feet and South 0°39'00" West 66.12 feet from the aforesaid North Quarter Corner of Section 12; and running:

thence South 0°42'51" West 1567.54 feet along a fence on the West Right-of-Way line of 3rd West Street to its intersection with an East/West fence, said fence being the same fence described in that certain action entitled Stuart H. Staker v Noal D Ainsworth, et al, filed in the Third Judicial District Court under Civil No, C85-2883 and where title was quieted and said boundary established of record;

thence North 89°01'33" West 585.85 feet (587.93 feet by deed) along the fence line and boundary line established in the said Court Order;

thence South 87°23'00" West 83.80 feet along the fence line and boundary line established in the said Court Order;

thence North 89°40'10" West 270.37 feet along the fence line and boundary line established in the said Court Order;

thence South 85°20'40" West 18.81 feet, (22.43 feet by deed) along the fence line and boundary line established in the said Court Order to a fence line at the East Right-of-Way line of the Denver and Rio Grande Western Railroad Right-of-Way being 100 feet wide as established by field survey, said corner being marked by a nail and washer in a fence post;

thence North 5°57'54" East 854.24 feet along the East Right-of-Way of the said railroad Right-of-Way, said Right-of-Way being 50 feet East and perpendicular from the center of the existing track;

thence North 6°15'09" East 737.37 feet along the East line of said railroad Right-of-Way as established in the field to the South line of 9400 South Street;

thence North 89°53'33" East 809.33 feet along the South line of said 9400 South Street to a point on the West line of 3rd West Street, formerly known as Road No. 11, identified above, and the point of beginning used in that certain deed on November 7, 1972, as Entry No. 2497646, in Book 3194, at Page 335, said point referencing the historical North Quarter Corner of said Section 12;

thence South 0°42'51" West 22.40 feet along 3rd West Street to the Point of Beginning.

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