

When Recorded, Mail To:

STERLING INVESTMENTS, LLC
4015 SOUTH SPLENDOR WAY
SALT LAKE CITY, UTAH 84124

The space above provided for recorder's use.

6681324

Order No. 97069572

WARRANTY DEED

6681324
07/01/97 11:48 AM 19.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
BACKMAN-STEWART TITLE SERVICES
REC BY:B ROME DEPUTY - WI

RICHARD A NIEMAN and JOY NIEMAN, aka JOY WILLOUGHBY

GRANTOR

of SALT LAKE CITY
State of UTAH
INVESTMENTS, LLC

, County of SALT LAKE
, hereby CONVEY(S) AND WARRANT(S) to STERLING

GRANTEE
for the sum of

of SLAT LAKE

TEN & NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS
the following tract(s) of land in SALT LAKE County, State of Utah:

DOLLARS,

SEE EXHIBIT "A" ATTACHED HERETO AND FORMING A PART HEREOF.

WITNESS, the hand of said grantor, this 30TH day of June A.D. 1997

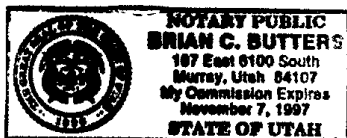
RICHARD A NIEMAN

JOY NIEMAN aka JOY WILLOUGHBY

STATE OF UTAH }
 } ss.
COUNTY OF SALT LAKE }

On the 30TH day of June, A.D. 1997
Personally appeared before me RICHARD A NIEMAN AND JOY NIEMAN, aka JOY WILLOUGHBY

the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.



My commission expires: November 07, 1997

Notary Public

Residing at: SOUTH JORDAN, UTAH

9K7702PG1518

EXHIBIT A

Order Number: 97069572

PARCEL 1: FOR INFORMATION PURPOSES: 15-03-178-007

Beginning at a point 231.0 feet North 0 deg. 03'08" West and 700 feet more or less West from the Southeast corner of the Northwest 1/4 of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point being on the intersection of the Northerly right of way line of Third South Street and the Southerly right of way line of the Union Pacific Railroad; thence North 89 deg. 58'19" East 389.20 feet; thence North 52 deg. 05' East 35.0 feet to a point 50 feet perpendicularly distant Southwesterly from the center line of a Redwood Road Detour incident to the construction of a freeway known as Project No. 80-3 at Highway Engineer Station 25 + 21; thence North 37 deg. 55' West 160.02 feet to the Southerly right of way line of the Union Pacific Railroad; thence South 65 deg. 05' West 351.16 feet to the point of beginning.

Less and excepting the following and any portion lying Easterly of the Westerly boundary thereof:

Beginning at a point on the South right of way line of the Union Pacific Railroad, said point being North 377.48 feet and West 382.57 feet from the center of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 65 deg. 05' East 60 feet; thence due South 172.50 feet, more or less, to the North line of 3rd South Street; thence along said North line of 3rd South Street due West 172.5 feet; thence North 97.5 feet to the South line of the Union Pacific Railroad right of way; thence along said South line North 65 deg. 05' East to the point of beginning.

PARCEL 2: FOR INFORMATION PURPOSES: 15-03-179-006

Commencing at a point which is West 465.5 feet more or less, from the Southeast corner of the Southeast quarter of the Northwest quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the South line of said quarter section West 821.5 feet, more or less, to the East line of road; and running thence along the East line of said road North 165 feet, more or less, to the South line of Third South Street; thence along the South line of Third South Street East 821.5 feet, more or less; thence South 165 feet, more or less, to the point of beginning.

Less and excepting the following and any portion lying Westerly of the Easterly boundary thereof:

Beginning at a point which is South 89 deg. 56'16" West 734.13 feet from the center of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89 deg. 56'16" West 454.84 feet, more or less, to the South right of way line of the Union Pacific Railroad; thence running along said right of way line, North 65 deg. 05' East 393.74 feet, more

Continued on next page

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Continuation of Exhibit A
Order Number: 97069572

or less, to the South line of 300 South Street; thence North 89 deg. 58'07" East along said South Street line, 78.16 feet; thence South 9 deg. 23'41" East 119.98 feet; thence South 47.05 feet to the point of beginning.

PARCEL 3: FOR INFORMATION PURPOSES: 25-03-179-003

Beginning at a point which is West 298 feet and North 165.0 feet, more or less, from a point that is East 5 rods from the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian, said point of beginning being on the West line of a Freeway known as Project No. 80-3, running thence along the West line of said Freeway South 32 deg. 38'16" East 103.38 feet; thence South 2 deg. 28'30" East 78 feet, more or less, to the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 3, Township 1 South, Range 1 West, Salt Lake Meridian, thence along said South line of said 1/4 section West 309.123 feet; thence North 164.983 feet; thence East 250 feet to the place of beginning.

Less and excepting the following and any portion lying Easterly of the Westerly boundary thereof:

Beginning at a point which is West 298 feet and North 165.0 feet, more or less, from a point that is East 5 rods from the Southeast corner of the Southeast quarter of the Northwest quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian said point of beginning being on the West line of a Freeway known as Project No. 80-3 running thence along the West line of said Freeway South 32 deg. 38'16" East 103.38 feet; thence South 2 deg. 28'30" East 78 feet, more or less, to the South line of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian, thence along said South line of said 1/4 section West 301.123 feet; thence North 164.983 feet; thence East 242 feet to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

BK 7702 PG 1520