

File Number: 96015457

Mail Tax notice to:
PEREGINE PROPERTIES, L.L.C.

338 Damascus Drive
St George Utah 84790.

6688727
07/11/97 11:59 AM 13.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: E FROGGET , DEPUTY - WI

W A R R A N T Y D E E D

BLACK DIAMOND EQUIPMENT, LTD. also known as BLACK DIAMOND
EQUIPMENT LTD, INC., a Delaware corporation

GRANTOR
of 2084 East 3900 South, Salt Lake City, Utah 84124, COUNTY OF
SALT LAKE, STATE OF UTAH, hereby CONVEYS and WARRANTS TO:

PEREGINE PROPERTIES, L.L.C., a Utah limited liability company

GRANTEE
of SALT LAKE COUNTY, STATE OF UTAH, for the sum of TEN AND
00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the
following described tract(s) of land in SALT LAKE County, State
of Utah:

Beginning at the Northwest corner of Lot 26, GLENWOOD ACRES
SUBDIVISION, according to the official plat thereof on file and
of record in the office of the Salt Lake County Recorder, said
point being South 89 deg. 54'30" East 1106.00 feet and South 00
deg. 05'30" West 40.00 feet from the Salt Lake County monument
at the intersection 2000 East Street and 3900 South Street,
said point also being South 00 deg. 05'30" West 857.40 feet
from the West quarter corner of Section 24, Township 1 South,
Range 1 East, Salt Lake Base and Meridian; and running thence
along the Westerly boundary of said GLENWOOD ACRES SUBDIVISION
the following two (2) courses: 1) South 00 deg. 05'30" West a
distance of 313.40 feet; 2) South 23 deg. 54'30" East a
distance of 52.76 feet to a point 1 foot North of the North
line of the RAINBOW POINTE SUBDIVISION block and stucco wall
(not including pillars); thence North 8 deg. 59'14" West along
a line 1 foot North and parallel to the North line of said Wall
North 125.88 feet; thence North along said East line 126.86
feet; thence North 89 deg. 54'30" West 12.00 feet; thence North
235.00 feet; thence South 89 deg. 54'30" East 117.00 feet to
the point of beginning.

TOGETHER WITH AND SUBJECT TO a 24.00-foot wide right of way
easement, more particularly described as follows:

Beginning at a point North 89 deg. 54'30" West 105.00 feet from
the Northwest corner of Lot 26, GLENWOOD ACRES SUBDIVISION,
according to the official plat thereof on file and of record in
the office of the Salt Lake County Recorder; and running thence
South 235.00 feet; thence North 89 deg. 54'42" West 24.00 feet;
thence North 235.00 feet; thence South 89 deg. 54'42" East
24.00 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, Leases and Reservations
now of Record.

WITNESS, the hand(s) of said grantor(s), this 30th day of JUNE,
1997.

BLACK DIAMOND EQUIPMENT, LTD.

BY: 

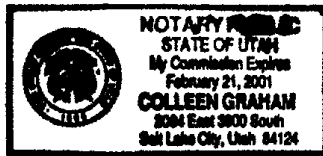
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Notary Acknowledgement (continued)
STATE OF UTAH, County of SALT LAKE) ss:

On this date, June 30, 1997 personally appeared before me Clarke Kawakami who being by me duly sworn did say, that he is the Chief Financial Officer of BLACK DIAMOND EQUIPMENT, LTD. the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Clarke Kawakami acknowledged to me that said corporation executed the same.

Colleen Graham
NOTARY PUBLIC

My commission expires: 02/21/2001
Residing in: SALT LAKE CITY, UTAH



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