

7549476

Recorded at the request of: Metro National Title
Order No: 99024687
MAIL TAX NOTICE TO:
Redevelopment Agency of Salt Lake City, Utah
451 South State Street, Suite 418
Salt Lake City, Utah 84111

7549476
01/06/2000 02:48 PM 20.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
BY: ARG, DEPUTY - WI 5 P.

WARRANTY DEED

B. Prestmann Olsen and Mary Ann Olsen

, Grantor

of Salt Lake City, Utah, hereby CONVEYS AND WARRANTS TO:

Redevelopment Agency of Salt Lake City, Utah

, Grantee

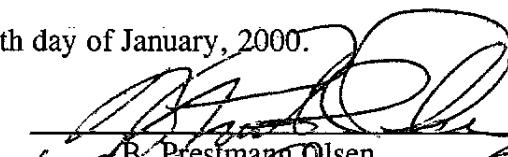
of Salt Lake City, Utah for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah:

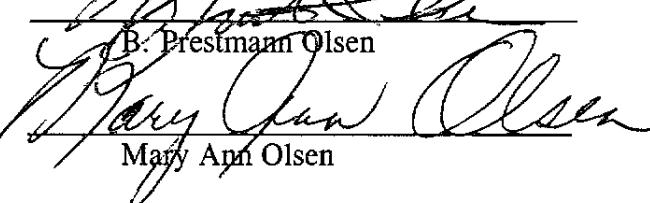
See attached Exhibit "A" attached hereto and made a part hereof for legal description

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.

ALSO SUBJECT TO: The Printed Exceptions shown as Exhibit "B" attached hereto and made a part hereof.

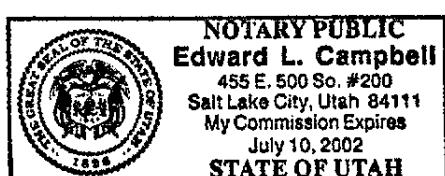
WITNESS the hand of said Grantor this 6th day of January, 2000.

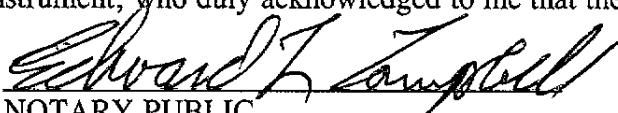

B. Prestmann Olsen


Mary Ann Olsen

State of Utah)
)
)ss.
County of Salt Lake)

On this 6th day of January, 2000, personally appeared before me, B. Prestmann Olsen and Mary Ann Olsen the signers of the within instrument, who duly acknowledged to me that they executed the same.




NOTARY PUBLIC

My commission expires: July 10, 2002
Residing at: Salt Lake City, Utah

BK 8334 PG 8191

EXHIBIT "A"

PARCEL 1:

Commencing at the Southwest corner of Lot 6, Block 56, Plat "A", Salt Lake City Survey; and running thence East 68 feet; thence North 6 rods; thence West 68 feet; thence South 6 rods to the point beginning.

Together with 1/2 vacated alley abutting said property on the East.

PARCEL 1A:

Together with a right of way over Floral Avenue 16 feet in width adjoining said property on the East and extending North to the North line of said Lot 6.

BK 8334 PG 8192

Exhibit "B"

Permitted Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public record.
2. Any facts, rights, interests or claims which are not shown by the public records, but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
5. (a) -unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
7. Taxes for the year 1999 have been assessed in the amount of \$1,6663.90, and were due and payable on November 1, 1999, and were delinquent on November 30, 1999. Taxes for the year 1998 have been paid. (Sidwell No. 16-06-154-008)
Sidwell No. | 16-06-154-008
Amount | \$1,663.90, PLUS PENALTY AND INTEREST
8. The land described herein is located within the boundaries of Salt Lake City and is subject to any assessments levied thereby. (Phone: 483-6900)
9. An Ordinance:
Dated | JULY 17, 1996
Recorded | JULY 17, 1996
Entry No. | 6408191
Book/Page | 7445/1854
An Ordinance adopting the City-Wide Transportation Master Plan of 1996.
10. Resolution No. 2 of 1994
Dated | JANUARY 11, 1994
Recorded | JANUARY 14, 1994
Entry No. | 5712253
Book/Page | 6850/2924

A Resolution to Create Salt Lake City, Utah Lighting District No. 3, as described in the Notice of Intention Concerning The District; Authorizing City Official to Proceed to Make Improvements and Operate the District; Conditionally Accepting a Bid for and Authorizing Execution of a Contract with Utah Power and Light for operating, patrolling and maintaining Street Lighting within the District; appoint persons to serve on a Board of Equalization; Setting Dates for the Board to Hear and consider objections and corrections to any proposed assessments; approving a form of Notice; and authorizing the City Recorder to Publish and Mail a Notice of Meetings of the Board of Equalization and Review; and Related Matters.

NOTE: Said Resolution provides for future and on-going assessments.

BK 8334 PG 8 | 93

11. Special Assessment |
Date of Assessment | NOVEMBER 15, 1994
Principal remaining | \$132.38
Account No. | 32302
Extension No. | DA 8690B
3 Installments of | \$66.19
Delinq. Principal | \$132.38
Delinq. Interest | \$40.27

12. Resolution No. 48 of 1997

Recorded | FEBRUARY 19, 1998
Entry No. | 6868483
Book/Page | 7884/2722

A Resolution to Create Salt Lake City, Utah Central Business Improvement District No. DA-8690-97; to Appoint a Board of Equalization and Review; Set Dates for the Board of Equalization to Hear and Consider Objections and Corrections to Any Proposed Assessments; Authorize the City Recorder to Publish and Mail a Notice of Meetings of the Board of Equalization and Review; and Related Matters.

Special Assessment |
Date of Assessment | NOVEMBER 15, 1997
Principal remaining | \$187.68

13. Notice of Adoption of Redevelopment Plan Entitled "C.B.D. Neighborhood Development Plan" and dated May 1, 1982.

Recorded | NOVEMBER 28, 1984
Entry No. | 4020604
Book/Page | 5609/1953

14. Easement, and the terms and conditions thereof

Imposed by | Vacation Ordinance
Of | Floral Street between 2nd and 3rd South Streets
Purpose | Reserves easements for existing utilities
that may have been constructed across the
vacated street or alley.
Dated | APRIL 29, 1948
Recorded | MAY 6, 1948
Entry No. | 1119984
Book/Page | 607/55

Affidavit, including the terms and conditions thereof |

Dated | DECEMBER 17, 1981
Recorded | DECEMBER 21, 1981
Entry No. | 3633397
Book/Page | 5324/1173
Providing | fee title and chain of title to said alley/street
commonly known as Floral Street.

BK 8334 PG 8194

| 15. Easement, and the terms and conditions thereof|

Grantee	MOUNTAIN FUEL SUPPLY COMPANY
Purpose	A right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities.
Recorded	SEPTEMBER 29, 1950
Entry No.	1217685
Book/Page	802/518

The exact location of said easement cannot be determined with
respect to the subject property due to the fact that there is
insufficient survey information available.

| 16. Easement, and the terms and conditions thereof|

Grantee	U.S. WEST COMMUNICATIONS, INC.
Purpose	A right of way and the right to construct, operate, maintain and remove such communication line facilities.
Recorded	DECEMBER 15, 1998
Entry No.	7189686
Book/Page	8197/0193
Area Affected	An easement 9.0 feet in width, the Southerly side of said easement is more particularly described as follows:

Commencing at the Southwest corner of Lot 6,
Block 56, Plat "A", Salt Lake City Survey;
and running thence East 65 feet to the true
point of beginning; thence running East 12
feet to the point of termination of said
easement.

17. The rights of the public and others in and to the Easterly
eight (8.0) feet of the subject property lying within that
right of way commonly known as Floral Street, as disclosed by
the official plat recorded in the Salt Lake County Recorder's
eight (8.0) feet of the subject property lying within that
right of way commonly known as Floral Street, as disclosed by
the official plat recorded in the Salt Lake County Recorder's

-POOR COPY-
CO. RECORDER

BK 8334 PG 8195