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04/04/2001 09:43 AM 15.00
Book - 8442 Pg - 4356-4358
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
BY: ZJH, DEPUTY - WI 3 p.

Record at the Request of Metro National Title

7862110

MAIL TAX NOTICE TO:

Alder Construction
170 Clark B. Fetzer
1800 Eagle Gate Tower
600 E. South Temple,
File No. 01028147
SLC UT 8401-1004

Parcel ID # 20-14-101-001

WARRANTY DEED

WALDRON FAMILY LIMITED PARTNERSHIP, a Utah limited partnership,

,GRANTOR(S)

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

ALDER CONSTRUCTION COMPANY, a Utah corporation

,GRANTEE(S)

of Salt Lake County, State of Utah, for the sum of TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

SEE ATTACHED EXHIBIT "A"

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 3rd day of April, 2001.

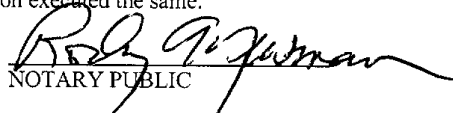
WALDRON FAMILY LIMITED PARTNERSHIP, a
Utah limited partnership

By: JACHEB, INC.
Its: General Partner

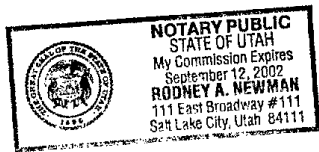
By: 
Its: President

STATE OF UTAH)
 ss.
County of Salt Lake)

On this 3rd day of April, 2001, personally appeared before me Scott M. Waldron, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say, that he is the President of JACHEB, INC., and that said corporation is the General Partner of WALDRON FAMILY LIMITED PARTNERSHIP, a Utah limited partnership and that the foregoing instrument was signed by him in behalf of said corporation by authority of a resolution of its board of directors (or by authority of its bylaws) which signed in behalf of said partnership by authority of the partnership agreement and SCOTT M. WALDRON acknowledged to me that said corporation executed the same.


NOTARY PUBLIC

My Commission expires:
Residing at:



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EXHIBIT "A"

PARCEL 1

Beginning at a point on the South line of 5400 South Street said point being South 00 deg. 06'44" East along the quarter Section line 53.00 feet from the North quarter corner of Section 14, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 00 deg. 06'44" East along said quarter Section line, said line also being the West line of COPPER CITY 1, Plats "A and B" as recorded with the office of the Salt Lake County Recorder 2602.40 feet to the Southwest corner of said COPPER CITY 1, Plat "B", said point also being the center of Section 14, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 89 deg. 56'10" West along the quarter Section line, said line also being the North line of COPPER CITY 1, Plats "C and E" as recorded with the office of the Salt Lake County Recorder 1333.54 feet to the Northwest corner of said COPPER CITY 1, PLAT "E", said point also being on the East line of WOODVIEW HEIGHTS SUBDIVISION NO. 1 as recorded with the Office of the Salt Lake County Recorder; thence North 00 deg. 06'12" West along said East line and West line of the Southeast quarter of the Northwest quarter of said Section 14, 700.43 feet; thence South 89 deg. 55'51" East 983.73 feet; thence North 00 deg. 07'15" West along the projected centerline of 6055 West Street 1173.60 feet; thence North 89 deg. 52'45" East along the South line of 6055 West Street 33.00 feet to a point on the East line of said 6055 West Street; thence North 00 deg. 07'15" West along said East line 689.95 feet to a point of curvature; thence Northeasterly along the Arc of a 40.00 foot radius curve to the right through a central angel of 90 deg. 32'28" a distance of 63.21 feet to point on the South line said 5400 South Street; thence South 89 deg. 34'47" East along said South line 276.62' to the point of beginning

PARCEL 1A:

Subject To and Together With

A Perpetual Non-exclusive Easement and Right of Way ("Easement") for the uninterrupted vehicular, pedestrian, and utility ingress, egress, traffic, placement, access and service, including but not limited to ingress/egress, and access, for, in, on, over and/or across the property described as follows:

Beginning at a point on the South line of 5400 South Street, said point being South 00 deg. 06'44" East 53.00 feet along the quarter section line and North 89 deg. 34'47" West along said South line 276.62 feet to a point of curvature from the North quarter corner of Section 14, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence Southwesterly along the arc of a 40.00 foot Radius curve to the left, through a central angle of 90 deg. 32'28" a distance of 63.21 feet;

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Exhibit "A" Legal Description (continued)

thence South 00 deg. 07'15" East 1863.66 feet; thence North 89 deg. 55'51" West 66.00 feet; thence North 00 deg. 07'15" West 1864.82 feet to a point of curvature; thence Northwesterly along the arc of a 40.00 radius curve to the left, through a central angle of 89 deg. 27'32", a distance of 62.45 feet to the said South line of 5400 South Street; thence South 89 deg. 34'47" East along said South line 146.00 feet to the point of beginning.