

Original

AFTER RECORDING RETURN TO:
ZEIGLER SALES, INC.
ATTN: RICHARD KIMBALL
P.O. BOX 1103
SALT LAKE CITY, UTAH 84110

7976966
08/16/2001 11:42 AM 42.00
Book - 8490 Pg - 763-768
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ARG, DEPUTY - WI 6 P.

7976966

1971-98

QUITCLAIM DEED

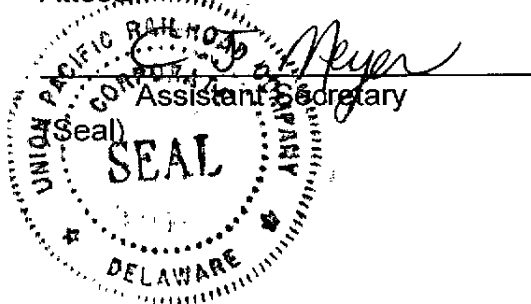
UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, (successor in interest by merger to Union Pacific Railroad Company, a Utah corporation and (1) Los Angeles & Salt Lake Railroad Company, successor to San Pedro, Los Angeles & Salt Lake Railroad Company and (2) successor in interest to Oregon Short Line Railroad Company) ("Grantor") in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto ZEIGLER SALES, INC., a Utah corporation, ("Grantee") whose address is P. O. Box 1103, Salt Lake City, Utah 84110 and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate (hereinafter the "Property") situated in Buena Vista, Salt Lake County, State of Utah, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantee, its successors and assigns.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 21st day of June, 2001.

Attest:



Assistant Secretary

UNION PACIFIC RAILROAD COMPANY

By [Signature]
Title: Assistant Vice President

FIRST AMERICAN TITLE

NCM# 9682 NIA

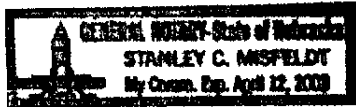
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ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 21st day of June, 2001, before me, a Notary Public in and for said County and State, personally appeared Dave Uhrich and Cindy Meyer who are the Asst Vice President and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



(Seal)

Stanley C Mispfeldt
Notary Public

UNION PACIFIC RAILROAD COMPANY
Buena Vista, Salt Lake County, Utah

EXHIBIT "A"

All those parcels of land in the City of Buena Vista, County of Salt Lake, State of Utah, more particularly described as follows:

PARCEL 2-A

BEGINNING at the Northeast corner of Lot 17, Block 2, Buena Vista; thence S 0°16'53" E, a distance of 58.549 feet; thence N 74°15'48" W, a distance of 116.760 feet to the point of curvature of a non-tangent curve, concave to the south, having a radius of 2475.000 feet a central angle of 2°26'59", and a chord of 105.811 feet bearing N 75°26'30" W; thence westerly along said curve, a distance of 105.819 feet; thence N 89°55'27" E, a distance of 214.510 feet to the POINT OF BEGINNING; said described tract containing 6113 Square Feet, more or less.

PARCEL 2-B

BEGINNING at the Southeast corner of Lot 20, Block 2, Buena Vista; thence N 89°55'27" E, a distance of 146.620 feet; thence S 0°16'53" E, a distance of 25.000 feet; thence N 89°55'27" E, a distance of 109.340 feet; thence N 74°15'48" W, a distance of 92.369 feet to the point of curvature of a non-tangent curve, concave to the south, having a radius of 2425.000 feet a central angle of 4°04'20", and a chord of 172.315 feet bearing N 76°15'10" W; thence westerly along said curve, a distance of 172.351 feet; thence S 0°16'53" E, a distance of 41.340 feet to the POINT OF BEGINNING; said described tract containing 5277 Square Feet, more or less.

PARCEL 3-A

BEGINNING at the Southeast corner of Lot 17, Block 3, Buena Vista; thence N 0°16'53" W, a distance of 4.885 feet to the point of curvature of a non-tangent curve, concave to the south, having a radius of 2425.000 feet a central angle of 3°30'13", and a chord of 148.269 feet bearing N 81°43'35" W; thence westerly along said curve, a distance of 148.292 feet; thence S 0°16'53" E, a distance of 26.415 feet; thence N 89°55'27" E, a distance of 146.620 feet to the POINT OF BEGINNING; said described tract containing 2407 Square Feet, more or less.

PARCEL 5-A

BEGINNING at the Northeast corner of Lot 19, Block 5, Buena Vista; thence S 89°55'27" W, a distance of 17.880 feet; thence N 82°11'09" E, a distance of 18.035 feet; thence S 0°16'53" E, a distance of 2.428 feet to the POINT OF BEGINNING; said described tract containing 22 Square feet, more or less.

PARCEL 6-A

BEGINNING at the Northwest corner of Lot 18, Block 6, Buena Vista; thence N 89°55'28" E, a distance of 230.455 feet; thence S 80°46'19" W, a distance of 233.292 feet; thence N 0°16'53" W, a distance of 37.108 feet to the POINT OF BEGINNING; said described tract containing 4276 Square feet, more or less.

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UNION PACIFIC RAILROAD COMPANY
Buena Vista, Salt Lake County, Utah

EXHIBIT "A"

PARCEL 6-B

BEGINNING at the Southwest corner of Lot 15, Block 6, Buena Vista; thence N 0°16'53" W, a distance of 8.842 feet to the point of curvature of a non-tangent curve, concave to the south, having a radius of 4785.235 feet a central angle of 1°20'50", and a chord of 112.515 feet bearing N 84°03'37" E; thence easterly along said curve, a distance of 112.517 feet; thence N 82°11'09" E, a distance of 27.399 feet; thence S 0°16'53" E, a distance of 24.027 feet; thence S 89°55'27" W, a distance of 139.130 feet to the POINT OF BEGINNING; said described tract containing 2261 Square feet, more or less.

PARCEL 6-C

BEGINNING at the Southeast corner of Lot 23, Block 6, Buena Vista; thence S 89°55'27" W, a distance of 139.110 feet; thence N 0°16'53" W, a distance of 62.342 feet; thence N 80°49'04" E, a distance of 72.039 feet to the point of curvature of a non-tangent curve, concave to the south, having a radius of 4785.235 feet a central angle of 0°49'10", and a chord of 68.438 feet bearing N 82°47'14" E; thence easterly along said curve, a distance of 68.439 feet; thence S 0°16'53" E, a distance of 82.246 feet to the POINT OF BEGINNING; said described tract containing 10,147 Square feet, more or less.

PARCEL 7-A

BEGINNING at the Northwest corner of Lot 18, Block 7, Buena Vista; thence N 89°55'28" E, a distance of 139.120 feet; thence S 0°16'53" E, a distance of 68.565 feet to the point of curvature of a non-tangent curve, concave to the north, having a radius of 1885.739 feet a central angle of 0°59'41", and a chord of 32.738 feet bearing S 85°17'33" W; thence westerly along said curve, a distance of 32.739 feet to a point of reverse curvature of a non-tangent curve, concave to the south, having a radius of 2270.851 feet a central angle of 2°41'52", and a chord of 106.909 feet bearing S 84°34'33" W; thence westerly along said curve, a distance of 106.919 feet; thence N 0°16'53" W, a distance of 81.174 feet to the POINT OF BEGINNING; said described tract containing 10,351 Square feet, more or less.

PARCEL 7-B

BEGINNING at the Northeast corner of Lot 17, Block 7, Buena Vista; thence S 0°16'53" E, a distance of 48.380 feet; thence S 80°46'19" W, a distance of 6.212 feet to the point of curvature of a non-tangent curve, concave to the north, having a radius of 1885.739 feet a central angle of 4°04'32", and a chord of 134.105 feet bearing S 82°18'03" W; thence westerly along said curve, a distance of 134.133 feet; thence N 0°16'53" W, a distance of 67.159 feet; thence N 89°55'28" E, a distance of 139.120 feet to the POINT OF BEGINNING; said described tract containing 8155 Square feet, more or less.

PARCEL 7-C

BEGINNING at the Southeast corner of Lot 13, Block 7, Buena Vista; thence S 89°55'27" W, a distance of 139.130 feet; thence N 0°16'53" W, a distance of 3.840 feet; thence N 80°49'04" E, a distance of 140.825 feet; thence S 0°16'53" E, a distance of 26.128 feet to the POINT OF BEGINNING; said described tract containing 2085 Square feet, more or less.

PARCEL 7-D

BEGINNING at the Southeast corner of Lot 23, Block 7, Buena Vista; thence S 89°55'27" W, a distance of 139.110 feet; thence N 0°16'53" W, a distance of 4.152 feet; thence N 80°49'04" E, a distance of 140.802 feet; thence S 0°17'13" E, a distance of 26.437 feet to the POINT OF BEGINNING; said described tract containing 2128 Square feet, more or less.

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UNION PACIFIC RAILROAD COMPANY
Buena Vista, Salt Lake County, Utah

EXHIBIT "A"

PARCEL 8-A

BEGINNING at the Northeast corner of Lot 21, Block 8, Buena Vista; thence S 0°16'53" E, a distance of 39.978 feet; thence S 80°52'39" W, a distance of 144.284 feet; thence N 0°06'56" W, a distance of 62.659 feet; thence N 89°55'19" E, a distance of 142.389 feet to the POINT OF BEGINNING; said described tract containing 7311 Square feet, more or less.

PARCEL 8-B

BEGINNING at the Northeast corner of Lot 15, Block 8, Buena Vista; thence N 89°55'28" E, a distance of 139.130 feet; thence S 0°16'53" E, a distance of 40.495 feet to the point of curvature of a non-tangent curve, concave to the south, having a radius of 2270.851 feet a central angle of 1°00'49", and a chord of 40.168 feet bearing S 80°56'21" W; thence westerly along said curve, a distance of 40.169 feet; thence S 80°52'39" W, a distance of 100.627 feet; thence N 0°16'53" W, a distance of 62.591 feet to the POINT OF BEGINNING; said described tract containing 7167 Square Feet, more or less.

PARCEL 8-C

BEGINNING at the Southwest corner of Lot 9, Block 8, Buena Vista; thence N 0°16'53" W, a distance of 45.651 feet; thence N 80°49'04" E, a distance of 140.825 feet; thence S 0°16'53" E, a distance of 67.939 feet; thence S 89°55'27" W, a distance of 139.130 feet to the POINT OF BEGINNING; said described tract containing 7902 Square Feet, more or less.

PARCEL 8-D

BEGINNING at the Southeast corner of Lot 26, Block 8, Buena Vista; thence S 89°55'29" W, a distance of 141.059 feet; thence N 0°06'56" W, a distance of 20.659 feet; thence N 80°49'04" E, a distance of 142.717 feet; thence S 0°16'53" E, a distance of 43.248 feet to the POINT OF BEGINNING; said described tract containing 4506 Square Feet, more or less.

PARCEL 13-A

BEGINNING at the Northeast corner of Lot 32, Block 13, Buena Vista; thence S 0°16'53" E, a distance of 9.804 feet to the point of curvature of a non-tangent curve, concave to the north, having a radius of 4443.965 feet a central angle of 1°51'24", and a chord of 144.006 feet bearing S 74°44'57" W; thence westerly along said curve, a distance of 144.012 feet; thence N 0°16'53" W, a distance of 47.500 feet; thence N 89°55'28" E, a distance of 139.120 feet to the POINT OF BEGINNING; said described tract containing 4042 Square Feet, more or less.

PARCEL 13-B

BEGINNING at the Northwest corner of Lot 4, Block 13, Buena Vista; thence N 89°55'28" E, a distance of 99.846 feet to the point of curvature of a non-tangent curve, concave to the north, having a radius of 4443.965 feet a central angle of 1°20'40", and a chord of 104.281 feet bearing N 72°56'51" E; thence westerly along said curve, a distance of 104.283 feet; thence N 0°16'53" W, a distance of 30.449 feet to the POINT OF BEGINNING; said described tract containing 1541 Square Feet, more or less.

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UNION PACIFIC RAILROAD COMPANY
Buena Vista, Salt Lake County, Utah

EXHIBIT "A"

PARCEL 14-A

BEGINNING at the Northwest corner of Lot 28, Block 14, Buena Vista; thence N 89°55'27" E, a distance of 116.387 feet; thence S 71°36'02" W, a distance of 109.523 feet to the point of curvature of a non-tangent curve, concave to the north, having a radius of 4443.965 feet a central angle of 0°10'04", and a chord of 13.003 feet bearing S 70°42'30" W; thence westerly along said curve, a distance of 13.003 feet; thence N 0°16'53" W, a distance of 38.712 feet to the POINT OF BEGINNING; said described tract containing 2242 Square Feet, more or less.

PARCEL 14-B

BEGINNING at a point S 89°55'28" W 7.50 feet from the Northwest corner of Lot 9, Block 14, Buena Vista; thence N 89°55'28" E, a distance of 120.918 feet; thence S 71°36'02" W, a distance of 127.226 feet; thence N 0°16'53" W, a distance of 39.999 feet to the POINT OF BEGINNING; said described tract containing 2418 Square Feet, more or less.

PARCEL 14-C

BEGINNING at the Southeast corner of Lot 6, Block 14, Buena Vista; thence N 0°16'53" W, a distance of 55.903 feet; thence S 71°36'02" W, a distance of 278.392 feet to the point of curvature of a non-tangent curve, concave to the north, having a radius of 4493.965 feet a central angle of 0°23'10", and a chord of 30.283 feet bearing S 70°48'50" W; thence westerly along said curve, a distance of 30.283 feet; thence S 0°16'53" E, a distance of 8.466 feet; thence N 89°55'27" E, a distance of 146.620 feet; thence N 0°16'53" W, a distance of 50.000 feet; thence N 89°55'27" E, a distance of 146.620 feet to the POINT OF BEGINNING; said described tract containing 9495 Square Feet, more or less.

PARCEL 15-A

BEGINNING at the Northwest corner of Lot 23, Block 15, Buena Vista; thence N 89°55'28" E, a distance of 131.028 feet; thence S 71°36'02" W, a distance of 137.863 feet; thence N 0°16'53" W, a distance of 43.343 feet to the POINT OF BEGINNING; said described tract containing 2840 Square Feet, more or less.

PARCEL 15-B

BEGINNING at a point S 89°55'28" W 7.50 feet from the Northwest corner of Lot 14, Block 15, Buena Vista; thence N 89°55'28" E, a distance of 135.562 feet; thence S 71°36'02" W, a distance of 142.633 feet; thence N 0°16'53" W, a distance of 44.842 feet to the POINT OF BEGINNING; said described tract containing 3039 Square Feet, more or less.

PARCEL 15-C

BEGINNING at the Southeast corner of Lot 11, Block 15, Buena Vista; thence N 0°16'53" W, a distance of 51.057 feet; thence S 71°36'02" W, a distance of 308.536 feet; thence S 0°16'53" E, a distance of 4.058 feet; thence N 89°55'27" E, a distance of 146.620 feet; thence N 0°16'53" W, a distance of 50.000 feet; thence N 89°55'27" E, a distance of 146.620 feet to the POINT OF BEGINNING; said described tract containing 8081 Square Feet, more or less.

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