

4/25
RECORDED

JAN 18 2002

**CITY RECORDER
QUIT CLAIM DEED**

8321617
08/14/2002 12:20 PM 41.00
Book - 8632 Pg - 7513-7516
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED AVE. LLC
PO BOX 30076
SALT LAKE CITY UT 84130
BY: EHR, DEPUTY - MA 4 P.

After Recording Mail To:
Associated Avenue, LLC
ATTN: Brad Ross
P.O. Box 30076
Salt Lake City, UT 84130

SALT LAKE CITY CORPORATION, a Utah municipal corporation, 451 South State St., Rm. 245, Salt Lake City, Utah 84111, as "Grantor", hereby quit claims to the following persons, as "Grantees", an undivided interest as tenants-in-common in the percentage amount set forth opposite the name of each of the following individual Grantees:

ASSOCIATED AVENUE, L.L.C., a Utah limited liability company	38.38%
K&J Properties, L.L.C., a California limited liability company	33.70%
SF&L Railway, Inc., a Nevada corporation	0.36%
Tulare Valley Railroad Company, a Nevada corporation	7.13%
American Trails Association, Inc., a Nevada corporation	3.03%
K&M Properties One, L.L.C. a Utah limited liability company	2.30%
KCT Railway Corporation, a Nevada corporation	0.32%
Kulmer & Schumacher, a Utah general partnership	0.79%
Kern W. Schumacher	1.29%
Troy W. Schumacher	0.10%
Brooke A. Schumacher	0.05%
Claire Nielsen, as custodian for Hollye F. Schumacher, until age 25 under the California Uniform Transfers to Minors Act	0.05%
Morris H. Kulmer and Claire Nielsen, Trustees of the Kern W. Schumacher Trust for Troy W. Schumacher dated July 2, 1979	0.25%
Morris H. Kulmer and Claire Nielsen, Trustees of the Kern W. Schumacher Trust for Todd W. Schumacher dated July 2, 1979	0.25%
Morris H. Kulmer and Claire Nielsen, Trustees of the Kern W. Schumacher Trust for Brooke A. Schumacher dated July 2, 1979	0.25%
Morris H. Kulmer and Claire Nielsen, Trustees of the Kern W. Schumacher Trust for Hollye F. Schumacher dated July 2, 1979	11.75%
	<u>100.00%</u>

for the sum of TEN AND NO/100THS DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of its right, title and interest in and to (i) certain portions of a perpetual sanitary sewer easement described in that certain Deed recorded March 1, 1951 as Entry No. 1236200 in Book 839 at Page 173, the portions of which easement which are conveyed hereby being more particularly described on Exhibit A attached hereto, and (ii) certain portions of a perpetual easement for water lines and hydrants described in that certain Deed recorded March 1, 1951 as Entry No. 1236203 in Book 839 at Page 184, the portions of which easement which are conveyed hereby being more particularly described on Exhibit B attached hereto.

Grantor hereby quit claims any and all interest in all existing water, storm and sewer facilities located within the portions of such easements described in Exhibits A and B, and after the date hereof, Grantor shall have no maintenance, repair, replacement or other responsibility whatsoever with respect to such existing water, storm and sewer facilities. By accepting and recording of this deed, Grantees hereby assume all maintenance, repair, replacement and other obligations, and otherwise assume all liability for such utility facilities.

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BK8632PG7513

Grantor expressly reserves all right, title and interest in and to the perpetual easements described in the above referenced Deeds recorded March 1, 1951 as Entry No. 1236200 in Book 839 at Page 173, and Entry No. 1236203 in Book 839 at Page 184, except for the portions of such easements described in Exhibits A and B attached hereto.

Affects Sidwell Nos. 15-15-326-013 & ~~15-15-354-005~~

DATED this 18th day of January, 2002.

SALT LAKE CITY CORPORATION

RECORDED

JAN 18 2002

BY [Signature]
MAYOR

ATTEST & COUNTERSIGN:

CITY RECORDER

[Signature]
CHRISTINA MEEKER
CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office

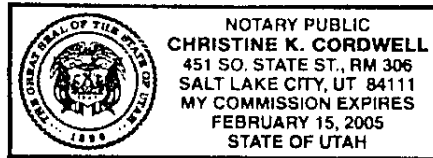
Date 1/16/02
By [Signature]



STATE OF UTAH)
County of Salt Lake) ss.

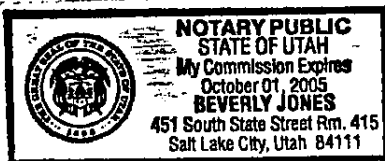
The foregoing instrument was acknowledged before me this day of 18th January, 2002, by Ross C. Anderson in his capacity as Mayor of SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah.

[Signature]
CHRISTINE K. CORDWELL
NOTARY PUBLIC, Residing in
Salt Lake County, Utah



STATE OF UTAH)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this day of JANUARY 18, 2002, by Chris Meeker in her capacity as Chief Deputy Recorder of SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah.



[Signature]
BEVERLY JONES
NOTARY PUBLIC, Residing in
Salt Lake County, Utah

BK 8632 PG 7514

EXHIBIT A

Portions of a perpetual sanitary sewer easement located in Sections 15, 16, and 22, T1S, R1W, SLB&M, and described in that certain Deed recorded March 1, 1951 as Entry No. 1236200 in Book 839 at Page 173 said easement being 16 feet wide, the same projecting eight (8) feet on each side of, and extending eight (8) feet beyond the limits of the; centerlines described in the Deed; the centerline portions of which being more particularly described as follows:

Beginning at a point on the easterly line of the Associated Foods property, said point being 28.5 feet perpendicularly distant westerly of the centerline of that vacated portion of Empire Road that lies between 1700 South Street and Associated Avenue and 88.23 feet perpendicularly distant southerly of the south right-of-way line of 1700 South Street, said point also being North $0^{\circ}05'38''$ West 155.78 feet and North $62^{\circ}21'08''$ West, 562.26 feet from the vertical axis and centerline of Manhole A9-2A as described in said Deed; thence continuing North $62^{\circ}21'08''$ West 131.54 feet to Manhole A9-1; thence North $72^{\circ}54'38''$ West 91.90 feet to a point on the southerly right-of-way line of 1700 South Street. (Contains 0.082 acres more or less)

Also beginning at manhole A-12 as described in said Deed; thence North $89^{\circ}52'45''$ East, 131.02 feet to manhole A-12-1. (Contains 0.048 acres more or less)

Also beginning at manhole A-13 as described in said Deed: thence South $89^{\circ}49'45''$ East, 130.33 feet to Manhole A-13-1. (Contains 0.048 acres more or less)

Also beginning at Manhole A-14, the vertical axis and center of which is located approximately 345.8 feet North and 39.0 feet east of the intersection of the centerlines of Layton Ave and Industrial Road; thence North $73^{\circ}50'45''$ East 136.6 feet to Manhole A-14-3; Also from said Manhole A-14, running South $75^{\circ}02'15''$ East, 193.0 feet to Manhole A-14-1. (Contains 0.118 acres more or less)

Parcel ID #: 15-15-326-013

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EXHIBIT B

Portions of a perpetual easement for water lines and hydrants located in Sections 15, 16, and 22, T1S, R1W, SLB&M, and described in that certain Deed recorded March 1, 1951 as Entry No. 1236203 in Book 839 at Page 184 said easement being eight (8) feet wide extending four (4) feet on each side and shall include and additional area (8) feet wide, the centerline of which extends (4) feet beyond the limits of, and along a projection of each terminal course or stub line of the described centerlines; the centerline portions of which being more particularly described as follows:

Item 5 of said Deed:

Beginning at a point 810.8 feet South of the centerline of 17th South Street and 25 feet east of the centerline of Empire Road and running thence North 89°56'52" East 78.9 feet to junction with a branch line north; thence north 33 feet to hydrant and end of branch line. Also, from last said junction, bearing North 89°56'52" East, 262.0 feet; thence north 12.3 feet to hydrant and end of line.
(Contains 0.072 acres more or less)

Portion of Item 8 of said Deed:

Also beginning at a point on the South right-of-way line of 1700 South Street said point also being 55 feet South of the centerline of 1700 South Street and 415.0 feet West of the centerline of Empire Road and running thence South 45.0 feet to hydrant. (Contains 0.009 acres more or less)

Item 12 of said Deed:

Also beginning at a point 195.3 feet South of the centerline of 17th South Street and 25 feet west of the centerline of Empire Road and running thence west, 68.3 feet to hydrant. (Contains 0.013 acres more or less)

Item 13 of said Deed:

Also beginning at a point 584.8 feet south of the centerline of 17th South Street and 25 feet west of the centerline of Empire Road and running thence west 23.4 feet to hydrant. (Contains 0.005 acres more or less)

Item 14 of said Deed:

Also beginning 918.0 feet South of the centerline of 17th South Street and 25 feet West of the centerline of Empire Road and running thence West 156.8 feet to hydrant. (Contains 0.029 acres more or less)

Item 15 of said Deed

Also beginning at a point 135.3 feet north of the centerline of Layton Avenue and 25 feet west of the centerline of Empire Road and running thence South 89°53'37" West, 284.9 feet to a junction with a branch north; thence North 15.8 feet to hydrant; also from last said junction, bearing South 89°53'37" West, 234.68 feet to a point 134.8 feet north of the centerline of Layton Avenue and 25 feet east of the centerline of Industrial Road.

Item 16 of said Deed:

Also beginning at a point 951 feet South of the centerline of 17th South Street and 25 feet East of the centerline of Industrial Road and running thence East 41.7 feet to hydrant. (Contains 0.008 acres more or less)

Item 18 of said Deed:

Also beginning at point 546.0 South of the centerline of 17th South Street and 25 feet East of centerline of Industrial Road and running thence East, 84.7 feet to hydrant. (Contains 0.016 acres more or less)

Parcel ID #: 15-15-326-013

BK8632PG7516