

AFTER RECORDING RETURN TO:  
 Tom Berggren, Esq.  
 JONES, WALDO, HOLBROOK & McDONOUGH  
 170 South Main, #1500  
 Salt Lake City, Utah 84111

9006951  
 03/18/2004 02:22 PM 16.00  
 Book - 8959 Pg - 3741-3744  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 FIRST AMERICAN TITLE  
 BY: ALG, DEPUTY - MT 4 P.

TAX STATEMENTS TO BE SENT TO:  
 UTAH HOUSING CORPORATION  
 554 South 300 East  
 Salt Lake City, Utah 84111  
 Attn: William H. Erickson

For Information only: Tax Parcel No. 15-19-426-009

Space Above for Recorder's Use Only

### SPECIAL WARRANTY DEED

**ZIONS SECURITIES CORPORATION**, a Utah corporation, with its principal office at 150 East Social Hall Avenue, Suite 500, Salt Lake City, Salt Lake County, State of Utah 84147, ("Grantor") does hereby CONVEY AND WARRANT AGAINST ALL CLAIMING BY, THROUGH, OR UNDER IT to:

**UTAH HOUSING CORPORATION**,  
 an independent body politic and corporate constituting a public corporation of the State of Utah  
 whose address is 554 South 300 East, Salt Lake City, Utah 84111 Attn: William H. Erickson ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land (the "Property") in Salt Lake County, State of Utah:

Lot 102A, LAKE PARK CORPORATE CENTRE, being real property located in Salt Lake County, State of Utah and specifically described as follows:

Beginning at a point on the Easterly right of way line of Lake Park Boulevard, a 106 foot wide right of way, said point also being North 89°50'50" West 591.272 feet along the Quarter Section line and South 323.190 feet from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 49°37'05" East 21.970 feet; thence South 20°08'05" East 5.363 feet to the Southerly side of a concrete retaining wall forming the boundary of a waterway, and continuing thence along the Southerly and Westerly side of said retaining wall for the following nineteen courses: 1) South 78°40'10" East 22.976 feet; 2) North 89°54'32" East 33.298 feet; 3) South 68°54'02" East 35.087 feet; 4) South 50°36'17" East 98.594 feet; 5) South 46°58'03" East 54.020 feet; 6) South 41°12'50" East 24.994 feet; 7) South 31°31'07" East 23.146 feet; 8) South 17°25'30" East 28.134 feet; 9) South 08°20'57" East 26.680 feet; 10) South 20°26'38" East 30.880 feet; 11) South 35°10'02" East

44.810 feet; 12) South 16°47'53" East 21.543 feet; 12) South 01°54'42" East 36.093 feet; 14) South 19°47'50" East 28.250 feet; 15) South 34°07'50" East 31.033 feet; 16) South 30°02'29" East 29.989 feet; 17) South 18°10'24" East 37.128 feet; 18) South 10°41'27" East 60.294 feet; 19) South 21°51'22" East 29.216 feet; thence South 71°24'25" West 479.899 feet to said Easterly right of way line; thence North 18°30'00" West 111.740 feet along last said line; thence Northeasterly 632.302 feet along last said line, a 632.000 foot radius curve to the right (delta - 57°19'23" and chord bears North 10°09'42" East 606.259 feet) to the point of beginning.

EXCEPTING AND RESERVING TO GRANTOR all water rights and oil, gas and mineral rights (collectively "Mineral Rights" or "Minerals"). Grantor relinquishes all rights to enter upon the surface of all or any portion of the Property for any purpose in connection with the development or utilization of any Mineral Rights.

SUBJECT TO those matters described on Exhibit "A", Exceptions to Title, which is attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 12 day of March, 2004.

GRANTOR:

ZIONS SECURITIES CORPORATION,  
a Utah corporation as successor by merger to  
Beneficial Development Company

By:

P. David Jensen  
Its: Senior Vice President and COO

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 12 day of March, 2004 by P. David Jensen, the Senior Vice President and COO of Zions Securities Corporation, a Utah corporation.



Ruth Ellen McClure  
NOTARY PUBLIC

[Acknowledgment by West Valley City on following page.]

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DOCS-741732-v1-SWD to Utah Housing Corporation.DOC

BK 8959 PG 3742

## ACKNOWLEDGMENT BY CITY

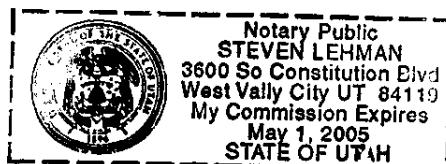
The conveyance of the property described as in this Special Warranty Deed complies under the provisions of Title 7-19 (Subdivisions) West Valley City Ordinances, and proposed Lot 102A as described in this Special Warranty Deed may be conveyed and recorded by metes and bounds.

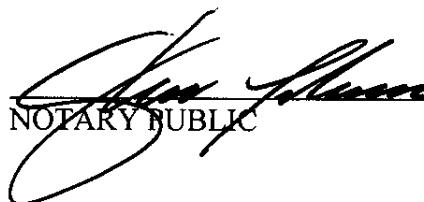
Dated the 16<sup>th</sup> day of March, 2004.

  
For: WEST VALLEY CITY

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 16 day of March, 2004,  
by Joseph L. Moore.



  
NOTARY PUBLIC

**EXHIBIT "A"**  
to  
**SPECIAL WARRANTY DEED**

The real property conveyed pursuant to the Special Warranty Deed to which this exhibit is attached is being conveyed subject to:

1. Taxes for the year 2004 now a lien, not yet due. Tax Parcel No. 15-19-426-009.
2. Any charge upon the land by reason of its inclusion in West Valley City and Granger-Hunter Improvement District.
3. Reservations contained in that certain Special Warranty Deed dated December 12, 1979 being recorded December 14, 1979 as Entry No. 3377924 in Book 5006 at Page 709 of Official Records.
4. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain declaration recorded February 6, 1996 as Entry No. 6274549 in Book 7325 at Page 615 of Official Records, as amended by a document recorded October 12, 2001 as Entry No. 8028521 in Book 8510 at Page 7400 of Official Records.
5. An easement for construction and maintenance of gas transmission and distribution facilities and incidental purposes, recorded July 29, 1996 as Entry No. 6415015 in Book 7452 at Page 920 of Official Records.
6. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within the declaration recorded April 7, 2000 as Entry No. 7613336 in Book 8353 at Page 8690 of Official Records, and any amendments thereto.
7. A perpetual, non-exclusive easement for the design, construction and maintenance of walkway improvements and incidental purposes over the Easterly 50 feet of said property which lies contiguous to the waterway which forms the Easterly boundary, as created in that certain Declaration of Walkway Easement recorded April 7, 2000 as Entry No. 7613339 in Book 8353 at Page 8730 of Official Records, as amended by a First Amendment to Declaration of Walkway Easement recorded May 16, 2000 as Entry No. 7639651 in Book 8361 at Page 8757 of Official Records.
8. Matters disclosed on that certain survey prepared by Dominion Engineering Associates, L.C., having been certified under the date of January 16, 2004, by James V. Wehde a Registered Land Surveyor.