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Book - 9041 Pg - 4698-4700
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MSB PARTNERS LLC
1849 SOMMERVILLE DR
SANDY UT 84093
BY: ZJM, DEPUTY - WI 3 P.

2248-58

RELEASE AND QUITCLAIM

This Release and Quitclaim is made this 20th day of September 2004, by and between UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, successor in interest to Union Pacific Railroad Company, a Utah corporation and The Denver and Rio Grande Western Railroad Company (hereinafter "Grantor") and MSB PARTNERS, LLC, a Utah limited liability company ("Grantee").

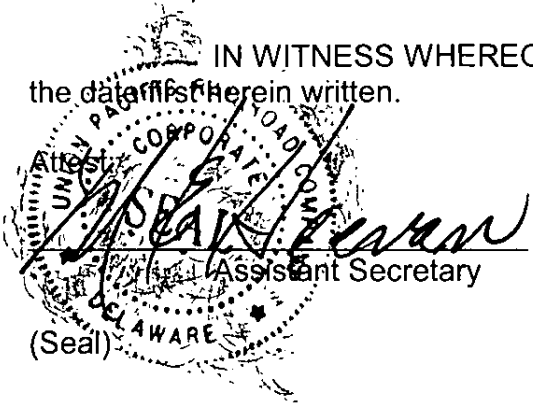
WHEREAS, by Easement Deed recorded December 11, 1961 in Book 1870, Page 597 in the County Recorder's Office of Salt Lake County, Utah, Keystone Insurance & Investment Co. granted to The Denver and Rio Grande Western Railroad Company an easement (hereinafter "Easement") over, across and along certain property located in Salt Lake County, Utah as described in said Easement Deed.

WHEREAS, Grantee desires that Grantor release, relinquish and quitclaim only that portion of the Easement as described in **Exhibit A**, hereto attached and hereby made a part hereof, the ("Property").

WHEREAS, Grantor is willing to release, relinquish and quitclaim said Easement only as it pertains to the Property described herein.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, Grantor does hereby release, relinquish and quitclaim the Easement as it pertains to the Property described herein and all of Grantor's right, title and interest in and to only the Property described herein; with the express understanding, however, that all other reservations and terms and conditions contained in said Easement shall remain in full force and effect.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first herein written.



UNION PACIFIC RAILROAD COMPANY


By: [Signature]
Title: GENERAL MANAGER-REAL ESTATE

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

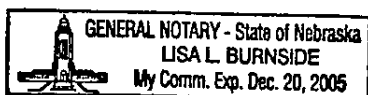
On this 20th day of September, 2004, before me, a Notary Public in and for said County and State, personally appeared Tony K. Cove and M.E. Heenan who are the General Manager - REAL Estate and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are 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.



Notary Public

(Seal)



UNION PACIFIC RAILROAD COMPANY
Salt Lake, Salt Lake County, Utah
EXHIBIT "A"

All that part of the East Half of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, in the County of Salt Lake and State of Utah, more particularly described as follows:

All that portion of the easement from Keystone Insurance & Investment Co. to The Denver and Rio Grande Western recorded December 11, 1961 in Book 1870 Page 597 the lies within the following described property:

Commencing at the Southeast Corner of said Section 23, as said Corner was re-established in 1959 by the County Engineer of Salt Lake County, Utah; thence North $0^{\circ}07'00''$ East along the re-established East line of the Southeast Quarter and the Northeast Quarter of said Section 23, a distance of 2704.67 feet to an intersection with the extended Northerly line of West 24th South Street; thence South $89^{\circ}26'30''$ West along the extended Northerly line of said West 24th South Street a distance of 908.53 feet to the Southeast Comer of that certain tract or parcel of land as was conveyed by Rio Grande Land Company to Roper Investment Company by Correction Special Warranty Deed dated March 7, 1960, as a site for the plant of the Wagner Bag Company, a division of the St. Regis Paper Company hereinafter referred to as the "Wagner Bag" Tract, which Correction Special Warranty Deed is recorded in Book 1693 at Page 587 of the records in the office of the Recorder of Salt Lake County, Utah; thence continuing South $89^{\circ}26'30''$ West along the Northerly line of said West 24th South Street and along the Southerly line of the said Wagner Bag Tract a distance of 1000.00 feet to the Southwest Corner of the said Wagner Bag Tract, said Comer being also the intersection of the Northerly line of said West 24th South Street with the Easterly line of South 8th West Street; thence continuing South $89^{\circ}26'30''$ West along the extended Northerly line of said West 24th South Street a distance of 80.00 feet, more or less, to a point in the Westerly line of said South 8th West Street; thence South $00^{\circ}33'30''$ East along the Westerly line of said South 8th West Street a distance of 340.00 feet to a point, which is the true place of beginning of the tract or parcel of land as being herein described; thence continuing South $00^{\circ}33'30''$ East along the Westerly line of said South 8th West Street a distance of 193.00 feet to a point; thence South $89^{\circ}26'30''$ West a distance of 250 feet; thence North $00^{\circ}33'30''$ West 213 feet; thence North $89^{\circ}26'30''$ East a distance of 250 feet; thence South $00^{\circ}26'30''$ West a distance of 20 feet, to the point of beginning.

Contains 0.086 Acres more or less.

PARCEL # 15-23-401-007-0000

OFFICE OF REAL ESTATE
OMAHA, NEBRASKA
WRITTEN BY: JCO
August 5, 2004
224858.leg