

WHEN RECORDED, MAIL TO:  
Salt Lake County Real Estate Section  
c/o Salt Lake County District Attorney's Office –  
Civil Division  
2001 South State Street, #S3700  
Salt Lake City, Utah 84190  
Attn: Sim Gill and R. Christopher Preston

11849863  
5/15/2014 1:51:00 PM \$27.00  
Book - 10230 Pg - 9590-9593  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 4 P.

NCS - 035172

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CITY CREEK RESERVE, INC., as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to SALT LAKE COUNTY, a body corporate and politic of the State of Utah, as Grantee, the real property located in Salt Lake County, Utah described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15<sup>th</sup> day of May, 2014.

Grantor:

CITY CREEK RESERVE, INC.,  
a Utah nonprofit corporation

By: *Mark B. Gibbons*  
Name: Mark B. Gibbons  
Its: President

STATE OF UTAH            )  
  :SS  
COUNTY OF SALT LAKE )

On this 15<sup>th</sup> day of May, 2014, personally appeared before me Mark B. Gibbons, known or satisfactorily proved to me to be the president of City Creek Reserve, Inc., a Utah nonprofit corporation, who acknowledged to me that he signed the foregoing instrument as President for said corporation.

 Sarahi D. Soperanez  
NOTARY PUBLIC - STATE OF UTAH  
My Comm. Exp. 4/22/2016  
Commission # 654879

*[Signature]*  
Notary Public

EXHIBIT A

REAL PROPERTY DESCRIPTION

PARCEL NO. 1 (Tax Parcel No. 16-06-306-006):

Beginning 84.5 feet South of the Northwest corner of Lot 4, Block 39, Plat A, Salt Lake City Survey, and running thence South 40.5 feet, to a point which is 40 feet North of the Southwest corner of said Lot 4; thence East 165 feet; thence North 40.5 feet; thence West 165 feet to the beginning.

*Ck by JJB 18 February 2014*

PARCEL NO. 2 (Tax Parcel No. 16-06-306-007):

Beginning 25 feet North of the Southwest corner of Lot 4, Block 39, Plat A, Salt Lake City Survey, thence North 15 feet; thence East 82.5 feet; thence South 15 feet; thence West 82.5 feet to beginning.

*Ck by JJB 18 February 2014*

PARCEL NO. 3 (Tax Parcel No. 16-06-306-008):

Commencing at the Northwest corner of Lot 3, Block 39, Plat A, Salt Lake City Survey; and running thence South 5 rods; thence East 10 rods; thence North 122.50 feet; thence West 5 rods; thence South 15 feet; thence West 5 rods; thence South 25 feet to the place of beginning.

*Ck by JJB 18 February 2014*

PARCEL NO. 4 (Tax Parcel No. 16-06-306-009):

Beginning 41.25 feet North of the Southeast corner of Lot 4, Block 39, Plat A, Salt Lake City Survey, thence North 41.25 feet, to a point which is 5 rods (82.5 feet) South of the Northeast corner of said Lot 4; thence West 165 feet; thence South 41.25 feet; thence East 165 feet to the place of beginning.

*Ck by JJB 18 February 2014*

PARCEL NO. 5 (Tax Parcel No. 16-06-306-010):

Beginning at the Southeast corner of Lot 4, Block 39, Plat A, Salt Lake City Survey and running thence North 2 and ½ rods; thence West 10 rods; thence South 2 and ½ rods; thence East 10 rods to the point of beginning.

*Ck by JJB 18 February 2014*

PARCEL NO. 6 (Tax Parcel No. 16-06-306-011):

Beginning at the Northeast corner of Lot 3, Block 39, Plat A, Salt Lake City Survey and running thence South 24 feet; thence West 165 feet; thence North 24 feet; thence East 165 feet to the point of beginning.

*Ck by JJB 18 February 2014*

PARCEL NO. 7 (Tax Parcel No. 16-06-306-012):

Commencing 24 feet South of the Northeast corner of Lot 3, Block 39, Plat A, Salt Lake City Survey, and running thence South 58.5 feet; thence West 165 feet; thence North 58.5 feet; thence East 165 feet to beginning.

*Ck by JJB 18 February 2014*

PARCEL NO. 8 (Tax Parcel No. 16-06-306-013):

The South one-half of Lot 3, Block 39, Plat A, Salt Lake City Survey. Also being described as follows: Commencing 82.5 feet South of the Northwest corner of Lot 3, Block 39, Plat A, Salt Lake City Survey, and running thence East 330 feet; thence South 82.5 feet; thence West 330 feet; thence North 82.5 feet to beginning.

*Ck by JJB 18 February 2014*

PARCEL NO. 9 (Tax Parcel No. 16-06-306-014):

Commencing at the Northwest corner of Lot 2, Block 39, Plat A, Salt Lake City Survey; and running thence South 5 rods; thence East 154 feet; thence South 5 rods; thence East 55 feet, more or less, to a point 70.97 feet, more or less, West of the Southeast corner of said Lot 2; thence North 165 feet to the North line of said Lot 2; thence West along the North line of said Lot 2, a distance of 209 feet, more or less, to the place of beginning.

*Ck by JJB 18 February 2014*

ALSO: Beginning at the Southwest corner of Lot 2, Block 39, Plat A, Salt Lake City Survey; and running thence East 154 feet; thence North 82.5 feet; thence West 154 feet; thence South 82.5 feet to beginning.

*Ck by JJB 18 February 2014*

PARCEL NO. 10 (Tax Parcel No. 16-06-306-015):

Beginning at a point 209 feet East of the Southwest corner of Lot 2, Block 39, Plat A, Salt Lake City Survey, and running thence East 50.03 feet; thence North 10 rods; thence West 50.03 feet; thence South 10 rods to the point of beginning.

*Ck by JJB 18 February 2014*

PARCEL NO. 11 (Tax Parcel No. 16-06-306-016):

Beginning at the Southeast corner of Lot 2, Block 39, Plat A, Salt Lake City Survey and running thence North 165 feet; thence West 70.97 feet; thence South 165 feet; thence East 70.97 feet to the point of beginning.

*Ck by JJB 18 February 2014*