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ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

When Recorded Mail to:
Danny Walz
RDA
451 South State Street, Room 418
Salt Lake City, UT 84111

Sheriff's Deed

Attn: Danny Walz
451 S State St, Rm 418
SLC, UT 84111

SHERIFF'S DEED

This Indenture, made this 20th day of November A.D. 2018, between ROSIE RIVERA, Sheriff of Salt Lake County, State of Utah, party of the first part, and Redevelopment Agency of Salt Lake City party of the second part.

WITNESSETH, WHEREAS, In and by a certain judgment and decree made and entered by the District Court of the Third Judicial District (Salt Lake County) of the State of Utah on the 17th day of August A.D. 2017, in a certain action then pending in said Court, wherein CITIBANK, N.A., Plaintiff, and TANNACH PROPERTIES, L.L.C., a Utah limited liability company; BENJAMIN LOGUE, an individual; TANNACH MANAGEMENT GROUP, LLC, a Utah limited liability company; REDEVELOPMENT AGENCY OF SALT LAKE CITY, a public agency of the State of Utah; STATE OF UTAH, DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT, OLENE WALKER HOUSING LOAN FUND; SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah; THE LOGUE FOUNDATION, a Utah non-profit corporation; ECALA PROPERTIES, LLC, a Utah limited liability company; STATE OF UTAH, DEPARTMENT OF COMMUNITY AND CULTURE, DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT, NEIGHBORHOOD STABILIZATION PROGRAM 3; GERDAU AMERISTEEL WC INC., dba GERDAU REINFORCING STEEL, a Delaware corporation; DIRTTHOGS EXCAVATING LLC, a Utah limited liability company; DIRTTHOGS TRANSPORT LLC, a Utah limited liability company; DIAMOND RENTAL, INC., a Utah corporation; GENEVA ROCK PRODUCTS, INC., a Utah corporation; HD SUPPLY CONSTRUCTION SUPPLY, LTD, dba HD SUPPLY WHITE CAP CONSTRUCTION SUPPLY, a Georgia corporation; UTAH MECHANICAL CONTRACTORS INC., a Utah corporation; CONSTRUCTION CONTROL CORPORATION, an expired Utah corporation; BRAGG INVESTMENT COMPANY, INC., dba BRAGG CRANE SERVICE, a California corporation; PACIFIC STAIR CORPORATION, an Oregon corporation; and RALPH R. MARCHANT, an expired Utah corporation, Defendants, it was among other things ordered and adjudged that all and singular the premises in said judgment, and herein-after described should be sold at public auction, by and under the direction of the Sheriff of Salt Lake County, State of Utah, in the manner required by law; that either of the parties to said action might become purchaser at such sale, and that said Sheriff should execute the usual certificates and deeds to the purchaser as required by law.

AND WHEREAS, The Sheriff did, at the hour of 12 o'clock noon, on the 10th of October A.D. 2017 at the County Court House in the City and County of Salt Lake, State of Utah, after due public notice had been given, as required by law and said judgment, duly sell at public auction, agreeable to law and said judgment, the premises and property in said judgment and hereinafter described at which sale said premises and property were fairly struck off and sold to Redevelopment Agency of Salt Lake City, for the sum of Four Million Twenty-Five Thousand Dollars, it being the highest bidder and that being the highest sum bid at said sale.

AND WHEREAS, Said Redevelopment Agency of Salt Lake City thereupon paid to the said Sheriff said sum of money so bid, and said Sheriff thereupon made and issued the usual certificate in duplicate of such sale in due form, and delivered one thereof to said purchaser, and caused the other to be filed in the office of the County Recorder of the County of Salt Lake, State of Utah.

AND WHEREAS, More than six months have elapsed since the day of said sale, and no redemption of the property so sold has been made.

NOW THIS INDENTURE WITNESSES, That the said party of the first part, Sheriff as aforesaid, in order to carry into effect said sale in pursuance of said judgment and of the law, and also in consideration of the premises and of the money so bid and paid by the said Redevelopment Agency of Salt Lake City the receipt whereof is hereby acknowledged, has granted, sold, conveyed, and by these presents does grant, sell and convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate lying and being in the City and County of Salt Lake, State of Utah, being all the right, title, claim and interest of the above named defendants of, in and to the following described property, to-wit:

PARCEL 1:

ALL OF UNIT A, UNIT B AND UNIT 1, CONTAINED WITHIN THE PLAZA AT STATE STREET CONDOMINIUM PLAT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 11368183 IN BOOK 2012P AT PAGE 41, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF THE PLAZA AT STATE STREET, A MIXED USE CONDOMINIUM DEVELOPMENT, RECORDED IN SALT LAKE COUNTY, UTAH ON APRIL 11, 2012 AS ENTRY NO. 11368184 IN BOOK 10007 AT PAGE 5398 OF THE OFFICIAL RECORDS, AND ALL AMENDMENTS THERETO.

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNITS, (THE REFERENCED DECLARATION OF CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNITS, AND (C) THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

PARCEL 1A:

TOGETHER WITH A RIGHT OF WAY OVER FLORAL AVENUE AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED JANUARY 6, 2000 AS ENTRY NO.

7549476 IN BOOK 8334 AT PAGE 8191, BEING 16 FEET IN WIDTH ADJOINING SAID PROPERTY ON THE EAST AND EXTENDING NORTH TO THE NORTH LINE OF SAID LOT 6.

PARCEL 1B:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, LICENSE, AND PRIVILEGE OF PASSAGE, USE AND RIGHT OF WAY ON AND OVER THE PROPERTY COMMONLY REFERRED TO AS FLORAL STREET AS DISCLOSED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED APRIL 11, 2012 AS ENTRY NO. 11368179 IN BOOK 10007 AT PAGE 5320 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THE REDEVELOPMENT AGENCY OF SALT LAKE CITY DEED RECORDED IN THE RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 5036165 IN BOOK 6296 AT PAGE 1271 (THE "RDA DEED"), LOCATED AT THE WEST RIGHT OF WAY LINE OF EDISON STREET WHERE IT INTERSECTS WITH THE NORTH SIDE OF THE RELOCATED FLORAL STREET, WHICH POINT IS ALSO LOCATED BY STARTING FROM A SALT LAKE CITY STREET MONUMENT LOCATED IN THE INTERSECTION OF 300 SOUTH AND STATE STREET, THENCE NORTH $00^{\circ}01'43''$ WEST ALONG SAID STATE STREET MONUMENT LINE A DISTANCE OF 64.73 FEET; THENCE NORTH $89^{\circ}58'44''$ EAST 67.18 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY; CONTINUING THENCE NORTH $89^{\circ}58'44''$ EAST ALONG THE NORTH RIGHT OF WAY LINE OF 300 SOUTH STREET A DISTANCE OF 380.24 FEET; THENCE NORTH $00^{\circ}06'26''$ EAST A DISTANCE OF 230.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF EDISON STREET TO THE NORTH SIDE OF FLORAL STREET WHERE IT INTERSECTS WITH EDISON STREET, WHICH IS THE POINT OF BEGINNING;

THENCE SOUTH $00^{\circ}06'26''$ WEST ALONG THE EDISON STREET RIGHT OF WAY A DISTANCE OF 41.95 FEET; THENCE SOUTH $89^{\circ}58'38''$ WEST ALONG A LINE WHICH RUNS PARALLEL TO A PARKING STRUCTURE A DISTANCE OF 145.46 FEET, TO THE WEST RIGHT OF WAY LINE OF FLORAL STREET (NOW VACATED), WHICH POINT ALSO LIES ON THE NORTH BOUNDARY LINE OF BROADWAY CENTER INVESTMENT'S DEED RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY NO. 10159815 IN BOOK 9489 AT PAGE 6337; THENCE ALONG THE NOW VACATED FLORAL STREET RIGHT OF WAY THE FOLLOWING 3 COURSES: NORTH $00^{\circ}02'30''$ EAST A DISTANCE OF 142.02 FEET; THENCE SOUTH $89^{\circ}58'33''$ WEST A DISTANCE OF 2.00 FEET; THENCE NORTH $00^{\circ}02'30''$ EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 50.40 FEET; THENCE CROSSING SAID VACATED RIGHT OF WAY NORTH $89^{\circ}58'19''$ EAST A DISTANCE OF 15.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID VACATED FLORAL STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF THE FORMER FLORAL STREET THE FOLLOWING 3 COURSES: SOUTH $00^{\circ}02'30''$ WEST A DISTANCE OF 50.40 FEET; THENCE NORTH $89^{\circ}58'33''$ EAST A DISTANCE OF 2.00 FEET; THENCE SOUTH $00^{\circ}02'30''$ WEST A DISTANCE OF 101.00 FEET TO THE NORTH BOUNDARY OF THE PROPERTY DESCRIBED IN THE PREVIOUSLY DESCRIBED RDA DEED; THENCE ALONG SAID RDA DEED LINE THE

FOLLOWING 3 COURSES: NORTH 89°58'33" EAST A DISTANCE OF 80.00 FEET;
THENCE NORTH 00°02'30" EAST A DISTANCE OF 0.93 FEET; THENCE NORTH
89°58'33" EAST A DISTANCE OF 50.51 FEET, TO THE POINT OF BEGINNING.

Said Property may also be known by the street address of: 245, 255 & 265 S. State Street, Salt
Lake City, UT 84111

The property may also be identified as Tax Parcel Nos. 16-06-157-001-0000,
16-06-157-002-0000, 16-06-157-003-0000 and 16-06-157-004-0000

Together with all and singular the tenements, hereditaments, and appurtenances thereunto
belonging or in any-wise appertaining, to have and to hold the same unto said party of the second
part, its successors and assigns forever.

IN WITNESS WHEREOF, Said party of the first part has hereunto set his hand and seal
the day and year first above written.

Rosie Rivera
.....
Sheriff of Salt Lake County, Utah

Signed, Sealed and Delivered in the presence of

Sabrina Palmer
.....

STATE OF UTAH)
) ss.
County of Salt Lake)

On the 19th day of November 2018, before me Jasmine M. Parker, a Notary Public in and
for the County of Salt Lake, State of Utah, personally appeared ROSIE RIVERA, Sheriff of Salt
Lake County, State of Utah, personally known to me to be the person described in and who
executed the foregoing instrument, who acknowledged to me that he executed the same as such
Sheriff, freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal, this 20th day of November 2018.

My commission expires February 1, 2019

Jasmine M. Parker
.....
Notary Public, Residing in Salt Lake City, Utah

