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2/24/2017 3:38:00 PM \$18.00
Book - 10532 Pg - 7441-7444
Gary W. Ott
Recorder, Salt Lake County, UT
LANDMARK TITLE
BY: eCASH, DEPUTY - EF 4 P.

When recorded, return to:

Boyer South Salt Lake Crossing, L.C.
c/o The Boyer Company, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111

Parcel ID No. 16-19-103-022
16-19-103-024
16-19-103-023

SPECIAL WARRANTY DEED


CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY, a political subdivision of the State of Utah, "**Grantor**", hereby conveys and warrants against all claiming by, through or under it to BOYER SOUTH SALT LAKE CROSSING, L.C., a Utah limited liability company, "**Grantee**", of 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah (the "**Property**"):


LOTS 1, 3 AND 4, THE CROSSING AT SOUTH SALT LAKE SUBDIVISION, according to the official plat thereof, filed in Book 2015P of Plats, at Page 273 of the Official Records of the Salt Lake County Recorder

SUBJECT TO current general taxes, easements, restrictions and rights-of-way as identified on Exhibit A attached hereto.


WITNESS the hand of said grantor, this 24 day of February, 2017.

CITY OF SOUTH SALT LAKE
REDEVELOPMENT AGENCY
a political subdivision of the State of Utah


By: Kevin D. Race, Chair


By: Cherie Wood, Executive Director

ATTEST:


Secretary

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

On this 24 day of February, 2017 personally appeared before me Kevin Rapp, Chair, Cherie Wood, Executive Director and Craig Burton, Secretary, of the City of South Salt Lake Redevelopment Agency, the signers of this instrument, who acknowledged to me that they executed the same on behalf of the City of South Salt Lake Redevelopment Agency.

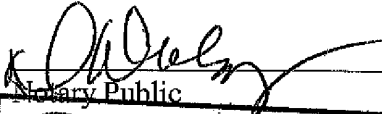


Notary Public

DARLA DELGADO
Notary Public State of Utah
My Commission Expires on:
August 22, 2018
Comm. Number: 679055

EXHIBIT A
Permitted Exceptions

1. The lien of all general real and personal property taxes for the year 2017 and thereafter, not yet payable.
2. Ordinance No. 15 of SOUTH SALT LAKE covering Zoning And Regulating Building and recorded April 24, 1945 as Entry No. 999466 in Book 425 at Page 528 of the Official Records.
3. A Notice Of Adoption Of Urban Renewal Project Plan recorded April 8, 2008 as Entry No. 10395182, in Book 9592, at Page 2336 of the Official Records.

Notice Of Adoption Of Amendment To The Market Station Urban Renewal Project Area Plan recorded August 24, 2010 as Entry No. 11017248 in Book 9851 at Page 9479 of the Official Records.

4. The herein described property is located within the bounds of the Market Station Urban Renewal Project Area Plan, and is subject to all assessments levied thereunder as disclosed by that certain Notice Of Adoption of the same, recorded April 8, 2008 as Entry No. 10395182 in Book 9592 at Page 2336 of the Official Records.
5. Any existing easements which may be located and/or constructed through, over or under that portion of the herein described property shown as being a portion of vacated streets and alleys, and any rights incident thereto, as disclosed by a Resolution recorded October 27, 1958, as Entry No. 844625, in Book 222 at Page 355 of the Official Records, and a Quit Claim Deed recorded May 2, 1940 as Entry No. 879546 in Book 246 at Page 463 of the Official Records, and a Plat recorded March 28, 2008 as Entry No. 10384951 in Book 9587 at Page 3863 of the Official Records, and an Ordinance No. 198 recorded January 26, 1987 as Entry No. 4389961 in Book 5869 at Page 1165 of the Official Records, and an Ordinance recorded July 28, 2015 as Entry No. 12100888 in Book 10347 at Page 3892 of the Official Records, and an Ordinance No. 2015-23 recorded September 4, 2015 as Entry No. 12126820 in Book 10359 at Page 1718 of the Official Records.
6. Recital contained on the Right of Way Plat of Main Street, recorded January 24, 1940 as Entry No. 873407 in Book "J" of Plats at Page 8 of the Official Records, which states the following:

"Also an easement for the placing of poles for use in lighting of said highway."

7. A right of way and easement 17 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas distribution facilities, with other recited rights, terms and conditions, as created in favor of MOUNTAIN FUEL SUPPLY COMPANY, by instrument recorded March 8, 1957 as

Entry No. 1528911, in Book 1395, at Page 346 of the Official Records, through and across said property as provided for and described in said instrument.

8. Easements for public utilities and incidental purposes over, along and across said property as shown on the recorded plat of the Crossing at South Salt Lake Subdivision filed in Book 2015P at Page 273 of the Official Records.
9. Any rights,, easements, interests,, or claims which may exist or arise by reason of the matters or facts shown on and disclosed by that certain Survey, dated February 4, 2016, prepared by Anderson Wahlen & Associates, certified by Bruce D. Pimper, License No. 362256, and filed with the office pf the Salt Lake County Surveyor.
10. The terms of that certain instrument entitled Declaration Of Easements And Use Restriction, recorded December 4, 2015 as Entry No. 12182736, in Book 10385, at Page 167 of the Official Records, including all provisions, covenants, conditions, restrictions, easements, charges, assessments, liens or rights, if any, created therein, but deleting those matters based upon race, color, creed, religion, sex, handicap, familial status or national origin unless and only to the extent that said matters, or any portion thereof, are exempt under relevant provisions of the United States Code or relate to handicap, but do not discriminate against handicapped persons.
11. (Affects a portion of the herein described property)
Mineral Reservation as contained in that certain Warranty Deed dated November 24, 1976 and recorded June 17, 1977 as Entry No. 2958737 in Book 4505 at Page 545 of the Official Records, which recites the following:

"Reserving and excepting, however, to said Chevron Oil Company and its successors and assigns, all oil, gas and other minerals, whether similar or dissimilar, in and under the real estate described herein, together with the right to remove the same. Provided, however, no operations or facilities shall' be conducted or placed on the surface of said real estate."