

11105448

AFTER RECORDING MAIL TO:
Telephone and Telegraph Exchange
Building, LLC
P. O. Box 2160
Salt Lake City, UT 84110

11105448
12/28/2010 12:30:00 PM \$12.00
Book - 9892 Pg - 8173-8174
Gary W. Ott
Recorder, Salt Lake County, UT
LANDMARK TITLE
BY: eCASH, DEPUTY - EF 2 P.
Property #508-7171

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to GRANTEE, Telephone and Telegraph Exchange Building, LLC, a Utah Limited Liability Company, of 230 East South Temple, Salt Lake City, State of Utah, 84111, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situate in the County of Salt Lake, State of Utah, and more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Block 2, Plat "B", Salt Lake City Survey, and running thence South 6 rods; thence East 13.33 rods; thence North 6 rods; thence West 13.33 rods to the point of beginning.

FOR INFORMATION PURPOSES ONLY: Tax Parcel No. 16-08-176-015

Subject to easements, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

The Grantor specifically reserves, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

Grantee(s) acknowledges that Grantor has informed Grantee(s) that the premises described in this Deed have not been tested for and thus cannot be confirmed to be free from asbestos. Grantee(s) release(s) Grantor from any liability to Grantee(s) with regard to asbestos found on said premises and Grantee(s) further agree(s) that Grantee(s) will indemnify and save and hold Grantor harmless from any injury or damage to persons or property caused by or resulting from contact, directly or indirectly, with asbestos on the above-described premises. In the case of renovation, demolition or other occurrence requiring handling, repair or removal of asbestos or materials containing asbestos, Grantee(s) agree(s) to remove, cover or repair said materials at Grantee(s) own expense and to comply with the requirements pertaining to asbestos on the said premises as law may from time to time require.

The Grantor quit claims without warranty all personal property currently on site.

LTC 50158

BK 9892 PG 8173

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 27th day of December, 2010.



**CORPORATION OF THE PRESIDING BISHOP
OF THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS, a Utah corporation sole**

KCW
By: *Craig L. Christensen*
Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 27th day of December, 2010, personally appeared before me *Craig L. Christensen*, personally known to me to be the Authorized Agent of **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Kimo D. Wood
Notary Public for the
State of Utah