

12164785  
11/4/2015 2:49:00 PM \$15.00  
Book - 10376 Pg - 8718-8720  
Gary W. Ott  
Recorder, Salt Lake County, UT  
SECURITY TITLE TOOELE  
BY: eCASH, DEPUTY - EF 3 P.

**WHEN RECORDED RETURN TO  
AND MAIL TAX NOTICES TO:**

Morton TPIII LLC  
734 20th Avenue East  
Seattle, WA 98112  
Attn: Mr. David Enslow

APN: 16-06-179-004

*STIAUT-106048*

Space Above Line Reserved For Recorder's Use

**SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED, made and entered into this 4<sup>th</sup> day of November, 2015, by and between G, G & D WOODRUFF, L.L.C., a Utah limited liability company, as "Grantor", and MORTON TPIII LLC, a Delaware limited liability company, whose mailing address is 734 20th Avenue East, Seattle, WA 98112, as "Grantee".

WITNESSETH, that the said Grantor, for in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents BARGAIN and SELL, CONVEY and CONFIRM unto the said Grantee, the following described real property situated in the County of Salt Lake, State of Utah, to-wit:

SEE EXHIBIT A ANNEXED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE;

SUBJECT TO ALL EASEMENTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, AND ZONING REGULATIONS.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to the successors, heirs and assigns of such Grantee. The said Grantor hereby covenanting that its successors, heirs, executors and administrators shall and will Warrant and Defend the title to the premises unto the said Grantee, and to the successors, heirs and assigns of such Grantee, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general property taxes and assessments for the calendar year 2016 not yet due and payable and thereafter, and the special taxes becoming a lien after the date of this Deed.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR: G, G & D WOODRUFF, L.L.C.,  
a Utah limited liability company

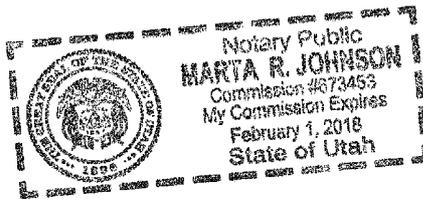
By: Gary W. Nordhoff  
Name: Gary W. NORDHOFF  
Its: manager

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

On November 4th 2015, personally appeared before me, a Notary Public, Gary W. Nordhoff, as manager of G, G & D WOODRUFF, L.L.C., a Utah limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of G, G & D WOODRUFF, L.L.C., a Utah limited liability company.

WITNESS my hand and official Seal.

Marta R. Johnson  
Notary Public in and for said State  
My commission expires: 2/1/2018



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

That certain real property in the City of Salt Lake, County of Salt Lake, State of Utah more particularly described as follows:

The North half of Lot 3, Block 55, Plat "A", Salt Lake City Survey. Together with a 5 foot strip vacated street abutting said property on the West.

Together with a right of way, so far as the same in the appurtenant to the affects the above described land, over the following:

Beginning at a point 72 feet North from the Southwest corner of said Lot 4, said Block, and running thence North 20 feet; thence East 165 feet; thence South 92 feet; thence West 10 feet; thence North 72 feet; thence West 155 feet to the point of beginning.

Commonly known as: 245 South 200 East Salt Lake City, Utah (containing approximately .63 acres), Tax Parcel No. 16-06-179-004.