

5058

WHEN RECORDED MAIL TO:
PIERPONT TPII LLC
1816 11th Avenue, Unit C
SEATTLE, WA 98122

11981986
1/26/2015 12:47:00 PM \$17.00
Book - 10291 Pg - 1343-1346
Gary W. Ott
Recorder, Salt Lake County, UT
ORANGE TITLE INS AGCY
BY: eCASH, DEPUTY - EF 4 P.

SPECIAL WARRANTY DEED

ALLAN GOLDBERG, A SINGLE MAN, AS TO 50% INTEREST AND LAG PROPERTIES, LC, A UTAH LIMITED LIABILITY COMPANY, AS TO 50% INTEREST

Grantor,

of SALT LAKE, County of SALT LAKE, State of UTAH
hereby CONVEY and WARRANTY against all claiming by, through or under them to

PIERPONT TPII LLC, A DELAWARE LIMITED LIABILITY COMPANY

Grantee,

of SEATTLE, State of WASHINGTON, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of UT, to-wit

PARCEL NO. 1

BEGINNING 150 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 61, PLAT A, SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 100 FEET; NORTH 115 FEET; EAST 100 FEET; SOUTH 115 FEET TO BEGINNING.

Tax Serial No. 15-01-252-001-0000

PARCEL NO. 2

COMMENCING 54.27 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 61, PLAT A, SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 60.73 FEET; EAST 410 FEET; SOUTH 115 FEET; WEST 327.5 FEET; NORTH 4.7 FEET NORTHWESTERLY PARALLEL WITH 8.5 FEET FROM THE CENTER LINE OF A SPUR TRACK 98.27 FEET TO BEGINNING.

Tax Serial No. 15-01-182-001-0000 "

SUBJECT ONLY TO THOSE SPECIFIC MATTERS SET FORTH ON EXHIBIT "A" ATTACHED HERETO.

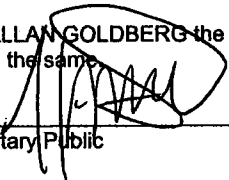
WITNESS the hand of said grantor, this 23 day of January, 2015



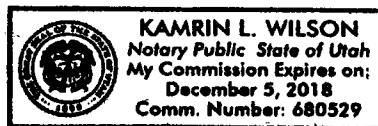
ALLAN GOLDBERG

STATE OF UTAH)
COUNTY OF SALT LAKE)
:SS

On the 23 day of January, 2015, personally appeared before me ALLAN GOLDBERG the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public

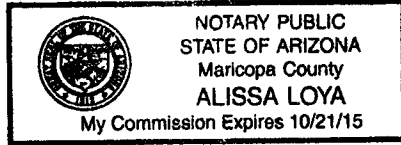


LAG PROPERTIES, LC

Linda A. Nelson
BY: Linda A. Nelson
ITS: Sole Member

STATE OF ARIZONA)
 :SS
COUNTY OF MARICOPA)

On the 21st day of January, 2015, personally appeared before me LINDA A NELSON, the SOLE MEMBER of LAG Properties, LC the signer(s) of the within instrument, who duly acknowledged to me that she executed the same and has full authority to do so.



Alissa Loya
Notary Public

Exhibit A to Special Warranty Deed

1. Terms and Conditions of that certain RESOLUTION NO. 71 OF 1991 TO CREATE SALT LAKE CITY, UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. DA-8690A
Recorded: **AUGUST 20, 1991**
Entry No.: **5114287**
Book/Page: **6347/2925**
2. Terms and Conditions of that certain RESOLUTION NO. 54 OF 1991 TO CREATE SALT LAKE CITY, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 38-900 WITH MODIFICATIONS
Recorded: **MAY 21, 1993**
Entry No.: **5508393**
Book/Page: **6667/0825**
3. Terms and Conditions of that certain RESOLUTION NO. 15 OF 1995 TO CONSTRUCT IMPROVEMENTS ON CERTAIN STREETS
Recorded: **MAY 5, 1995**
Entry No.: **6074885**
Book/Page: **7146/0267**
4. Terms and Conditions of that certain RESOLUTION NO. 48 OF 1997 TO CREATE SALT LAKE CITY, UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. DA-8690-97
Recorded: **FEBRUARY 19, 1998**
Entry No.: **6868483**
Book/Page: **7884/2722**
5. Terms and Conditions of that certain RESOLUTION 21 OF 1999 – AMENDING RESOLUTION 33 OF 1995 AS AMENDED BY RESOLUTION 74 OF 1995 (COLLECTIVELY, THE “CREATION RESOLUTION”) CONCERNING THE CREATION OF SALT LAKE CITY CBD 1995 BEAUTIFICATION AND STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT
Recorded: **APRIL 12, 1999**
Entry No.: **7319623**
Book/Page: **8267/5060**
6. Terms and Conditions of that certain CERTIFICATE OF CREATION CREATING THE UNIFIED POLICE DISTRICT
Recorded: **OCTOBER 9, 2009**
Entry No.: **10814052**
Book/Page: **9769/7192A-E**
7. Terms and Conditions of that certain ABSTRACT OF FINDINGS AND ORDER
Recorded: **OCTOBER 30, 1995**
Entry No.: **6200298**
Book/Page: **7258/1630**
8. Terms and Conditions of that certain NOTICE OF ASSESSMENT INTEREST IN FAVOR OF SALT LAKE CITY, A UTAH MUNICIPAL CORPORATION
Recorded: **SEPTEMBER 19, 2013**
Entry No.: **11727464**

Book/Page: **10178/8230**

9. Terms and Conditions of that certain NOTICE OF ASSESSMENT INTEREST IN FAVOR OF SALT LAKE CITY, A UTAH MUNICIPAL CORPORATION
Recorded: **AUGUST 29, 2014**
Entry No.: **11906055**
Book/Page: **10256/9870**

10. Terms and Conditions of that certain AGREEMENT FOR GRANT AND EASEMENT BY AND BETWEEN AT&T CABLE SERVICES DBA TCI CABLEVISION OF UTAH, INC. AND ARTSPACE INC.
Recorded: **FEBRUARY 2, 2000**
Entry No.: **7567745**
Book/Page: **8340/0866**

11. Terms and conditions of that certain RIGHT-OF-WAY AND EASEMENT GRANT TO QUESTAR GAS COMPANY
Recorded: **JANUARY 23, 2015**
Entry No.: **11981318**
Book/Page: **10290/8591**

12. Terms and conditions of that certain RIGHT-OF-WAY AND EASEMENT GRANT TO QUESTAR GAS COMPANY
Recorded: **JANUARY 23, 2015**
Entry No.: **11981319**
Book/Page: **10290/8595**