

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
I-215 Land LLC,  
a Utah limited liability company  
222 South Main, Suite 1760  
Salt Lake City, UT 84101

12906534  
12/20/2018 11:46:00 AM \$28.00  
Book - 10740 Pg - 1270-1278  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 9 P.

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

Escrow No: **NCS-928322-SLC1 (ami)**  
A.P.N.: **08-16-400-019-0000**

**Leone Family, L.L.C., a Utah limited liability company, Grantor, of Murray , Salt Lake County, State of UT, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to**

**I-215 Land LLC, a Utah limited liability company, Grantee, of Salt Lake City , Salt Lake County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:**

COMMENCING 80 RODS WEST AND 31 FEET NORTH FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 1031 FEET; THENCE EAST 200 FEET; THENCE NORTH 200 FEET; THENCE WEST 200 FEET; THENCE NORTH 1378 FEET; THENCE EAST 1080 FEET TO THE UTAH STATE ROAD RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ALONG THE SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

LESS THAT PORTION LYING WITHIN THE STREET AND THAT PORTION DEEDED TO THE STATE ROAD COMMISSION.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

ALL OF 1-215 COMMERCE CENTER PLAT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS OFFICE

**THE SURVEYED BOUNDARY DESCRIPTION OF THE REAL PROPERTY COVERED  
HEREIN IS AS FOLLOWS:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°53'55" WEST 1,319.75 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO SAID WEST LINE AND ALONG SAID LINE NORTH 00°02'19" WEST 1,465.88 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16, AND THENCE CONTINUING ALONG SAID LINE NORTH 00°02'19" WEST 1,173.46 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID LINE NORTH 89°53'41" EAST 1,007.97 FEET TO THE WEST LINE OF INTERSTATE 215; THENCE ALONG SAID LINE SOUTH 01°01'05" EAST 1,175.50 FEET; WEST 1,028.07 FEET TO THE POINT OF BEGINNING.

Subject to real property taxes for the year of closing and subsequent years and those exception set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference.

Witness, the hand(s) of said Grantor(s), this 12-18-18.

[Signatures and Acknowledgments on Following Pages]

Leone Family L.L.C., a Utah limited liability company

By: Lola A. Christensen  
Name: Lola A. Christensen  
Title: Manager

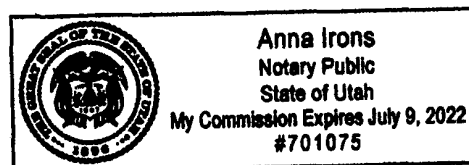
STATE OF Utah )  
County of Salt Lake ) ss.

On 12-18-18, before me, the undersigned Notary Public, personally appeared **Lola A. Christensen, as Manager of the Leone Family L.L.C., a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Anna Irons  
Notary Public

My Commission Expires:



Leone Family L.L.C., a Utah limited liability company

By: Susan I. Garr  
Name: Susan I. Garr  
Title: Manager

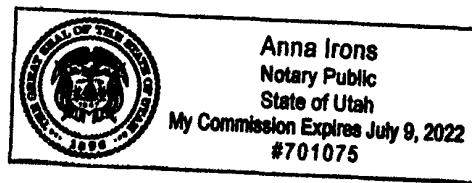
STATE OF Utah )  
County of Salt Lake )ss.

On 12-18-18, before me, the undersigned Notary Public, personally appeared **Susan I. Garr, as Manager of the Leone Family L.L.C., a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Anna Irons  
Notary Public

My Commission Expires:



Leone Family L.L.C., a Utah limited liability company

By: Julie A. Richmond  
Name: Julie A. Richmond  
Title: Manager

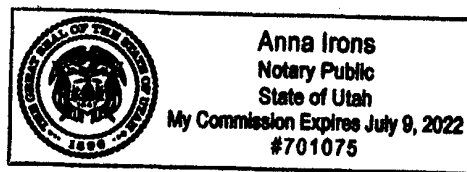
STATE OF Utah )  
County of Salt Lake )ss.

On 12-18-18, before me, the undersigned Notary Public, personally appeared **Julie A. Richmond, as Manager of the Leone Family L.L.C., a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Anna Irons  
Notary Public



By: [Signature]  
Name: Phillip Bowden  
Title: Manager

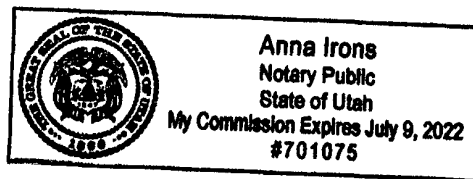
STATE OF Utah )  
County of Salt Lake )ss.

On 12-18-18, before me, the undersigned Notary Public, personally appeared **Phillip Bowden as Manager of the Leone Family L.L.C., a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

[Signature]  
Notary Public



By: Dorothy J. Reynolds  
Name: Dorothy J. Reynolds  
Title: Manager

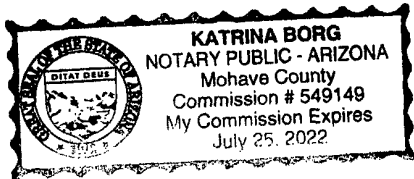
STATE OF Arizona )  
County of Mohave )ss.

On December 13, 2018, before me, the undersigned Notary Public, personally appeared **Dorothy J. Reynolds, as Manager of the Leone Family L.L.C., a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

[Signature]  
Notary Public



**EXHIBIT "A"**

**PERMITTED EXCEPTIONS**

1. Any charge upon the land by reason of its inclusion in Salt Lake City, Salt Lake Valley Law Enforcement Service Area, Salt Lake City Mosquito Abatement District, and Metropolitan Water District of Salt Lake City and Sandy.
2. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded October 27, 2017 as Entry No. 12646156 in book 10613 at Page 4140 of Official Records.
3. Acknowledgement of Ditch Rights recorded April 13, 1920 as Entry No. 430931 in Book 3-0 of Liens and Leases at Page 320 of Official Records.
4. Lack of access to Interstate 215 as evidenced by that certain Warranty Deed recorded November 01, 1963 as Entry No. 1957027 in Book 2118 at Page 64 of Official Records. Said Warranty Deed was re-recorded March 31, 1965 to correct legal description as Entry No. 2071548 in Book 2310 at Page 257 of Official Records.
5. An easement over, across or through the land for irrigation facilities and incidental purposes, as granted to State Road Commission of Utah by Instrument recorded November 01, 1963 as Entry No. 1957028 in Book 2118 at Page 65 of Official Records.
6. Ordinance and the terms, conditions and limitations contained therein, adopting the Northpoint Small Area Plan and Amendments to the Salt Lake City Transportation Master Plan, recorded April 14, 2000 as Entry No. 7617477 in Book 8355 at Page 1726 of Official Records.
7. Ordinance and the terms, conditions and limitations contained therein, extending the corporate limits of Salt Lake City to include an area consisting of approximately 330 acres, amending the Northwest Community Master Plan and the Northpoint and Rose Park Small Area Plans and Amending the Zoning Map, recorded December 29, 2008 as Entry No. 10587830 in Book 9669 at Page 83 of Official Records.
8. Declaration of Easements, Covenants, Conditions and Restrictions and the terms, conditions and limitations contained therein, dated October 28, 2016 and recorded November 1, 2016 as Entry No. 12402859 in Book 10495 at Page 501 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).



9. Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded November 7, 2016 as Entry No. 12407343 in Book 10497 at Page 1930 of Official Records.
10. Easement and the terms, conditions and limitations contained therein, in favor of Salt Lake City Corporation, a municipal corporation of the State of Utah, recorded May 4, 2017 as Entry No. 12528895 in Book 10554 at Page 4091 of Official Records.
11. Public Utility Easement Grant in favor of Salt lake City Corporation recorded April 23, 2018 as Entry No. 12758156 in Book 10667 at Page 3932 of Official Records.
12. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by the ALTA/NSPS survey prepared by Dominion Engineering dated November 19, 2018, designated as Project No. 3962-02, including but not limited to existing ditches and canals; monitoring wells, and proposed right-of-Way of 2200 West Street.

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