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3/9/2018 10:10:00 AM \$14.00  
Book - 10654 Pg - 268-270  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

When Recorded, Mail To: :  
:  
Dennis K. Poole :  
POOLE & ASSOCIATES, L.C. :  
4543 South 700 East, Suite 200 :  
Salt Lake City, Utah 84107 :  
:

GRANTEE'S ADDRESS: :  
:  
6440 S. Wasatch Blvd., Suite 100 :  
Salt Lake City, Utah 84121 :  
CT-94798-AU :

Space above for County Recorder's Use  
**PARCEL I.D.# 28-28-302-022**

**SPECIAL WARRANTY DEED**

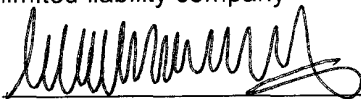
**DRAPER PARKWAY PLAZA NORTH, L.C.**, a Utah limited liability company, of 1967 South 300 West, Salt Lake City, Utah 84115, GRANTOR, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, hereby CONVEYS AND WARRANTS against all claiming by, through or under it, to **LIBERTY POINT ASSOCIATES, LLC**, a Utah limited liability company, of 6440 S. Wasatch Blvd., Suite 100, Salt Lake City, Utah 84121, GRANTEE, the following described tract of real property located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" attached hereto and incorporated herein by reference;

subject only to those Permitted Exceptions set forth on EXHIBIT "B" attached hereto and incorporated herein by reference.

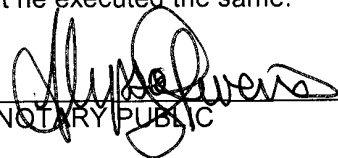
WITNESS, the hand of said Grantor, this 8<sup>th</sup> day of March, 2018.

**DRAPER PARKWAY PLAZA NORTH, L.C.**,  
a Utah limited liability company

By:   
Max Chang, Manager

STATE OF UTAH                    )  
  : ss  
COUNTY OF SALT LAKE        )

On the 8<sup>th</sup> day of March, 2018, personally appeared before me Max Chang, the Manager of DRAPER PARKWAY PLAZA NORTH, L.C., a Utah limited liability company, the signer of the within instrument, who duly acknowledged to me that he executed the same.

  
NOTARY PUBLIC

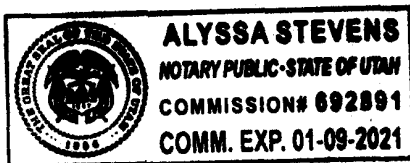


EXHIBIT "A"

(Legal Description)

Real property located in Draper City, Salt Lake County, State of Utah, more particularly described as follows:

PARCEL 1:

Lot 4D-2, AMERICAN ESTATE MANAGEMENT CORP. COMMERCIAL SUBDIVISION AMENDED PLAT NO. 3, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, state o Utah, on July 20, 2006, a Entry No. 9787728 in Book 2006P at Page 202.

PARCEL 1A:

Easements as defined in that certain Declaration of Covenants, Restrictions and Easements recorded March 28, 2005 as Entry no. 9333644 in Book 9110 at Page 6134 of official records.

PARCEL NO. 28-28-302-022

EXHIBIT "B"

(Permitted Exceptions)

1. Taxes for the year 2018 under Parcel No. 28-28-302-022.
2. Notice of Adoption of Redevelopment Plan Entitled "Sand Hills Neighborhood Development Plan, as Amended", recorded October 4, 1990 as Entry No. 4974237 in Book 6258 at Page 1456.
3. Easements and Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust, a Delaware business trust and American Estate Management Corp., a Utah corporation, dated August 9, 2002 and recorded August 9, 2002 as Entry No. 8317636 in Book 8631 at Page 556.
4. Easement in favor of South Valley Sewer District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded February 14, 2005 as Entry No. 9299193 in Book 9094 at Page 1856.
5. Easements, notes and restrictions as shown on the recorded plat for American Estate Management Corp. Commercial Subdivision Amended Plat No. 3 recorded on July 20, 2006 as Entry No. 9787728 in Book 2006P at Page 202.
6. Lateral Support Agreement between American Estate Management Corporation, a Utah corporation and Raddon Brothers Construction, a Utah corporation, dated January 4, 1995 and recorded February 16, 1995 as Entry No. 6023380 in Book 7102 at Page 1799.
7. Protective Covenants, Conditions and Restrictions, 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 covenants, conditions, or restrictions violate Title 42, USC 3604. Recorded March 28, 2005 as Entry No. 9333644 in Book 9110 at Page 6134.
8. Protective Covenants, Conditions and Restrictions, 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 covenants, conditions, or restrictions violate Title 42, USC 3604. Recorded July 27, 2006 as Entry No. 9792428 in Book 9326 at Page 9753.
9. Affidavit to inform concerned persons of addressing clarification for American Estate management Corp. Commercial Subdivision Amended Plat No. 3 wherein the address for said property has been changed from 12227 South Draper Gate Drive to 12243 South Draper Gate Drive, dated March 17, 2017 at recorded March 20, 2017 as Entry No. 12498872 in Book 10539 at Page 6009.