

When Recorded mail to:

Sandy Retail Investors LLC
12100 Olympic Blvd. #350
Los Angeles, CA 90064
ATTN: Jerry Wise

11802990
2/11/2014 11:21:00 AM \$28.00
Book - 10210 Pg - 6054-6060
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 7 P.

Escrow No.

[PARCEL ID # 28-18-151-019 & 28-18-151-037]

QUIT-CLAIM DEED

Jerry Wise & Jill Fink, Husband and Wife as Community Property, GRANTOR, of Los Angeles, County of Los Angeles, State of California, hereby QUIT CLAIMS to Sandy Retail Investors LLC, GRANTEE, of Sandy, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah,

See Exhibit "A" Attached Hereto And By Reference To Made a Part Hereof

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2014, and thereafter.

WITNESS the hand of said GRANTOR, this 6 day of February, 2014



Jerry Wise



Jill Fink

STATE OF CALIFORNIA

County of Los Angeles

On the 6th day of FEBRUARY, 2014, personally appeared before me, _____
JERRY WISE, the signer of the foregoing document who acknowledged to me
that he executed the same.



Notary Public

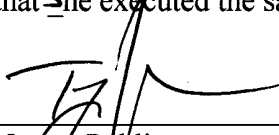
Residing at: 12100 W CYPRESS BLVD LA, CA 90064
My Commission Expires: 6-16-16



STATE OF CALIFORNIA

County of Los Angeles

On the 6th day of FEBRUARY, 2014, personally appeared before me, _____
JILL FINK, the signer of the foregoing document who acknowledged to me
that she executed the same.



Notary Public
Residing at: 12100 W. OLYMPIC BLVD LA, CA 90064
My Commission Expires: 6-18-16

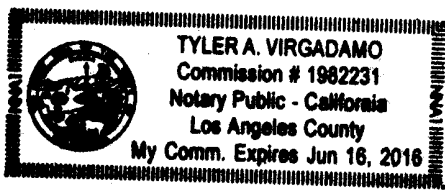


EXHIBIT "A"

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PARCEL 1:

Beginning South 87°49'05" East 134.93 feet and North 0°01'50" West 231.92 feet and South 89°39'20" East 51.95 feet from the West Quarter Corner of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°48' East 225 feet; thence South 0°01'50" East 179.55 feet; thence North 89°38'29" West 185.28 feet; thence Northwesterly along a curve to the right 55.05 feet; thence North 0°01'50" West 147.2 feet to the point of beginning.

LESS and EXCEPTING therefrom that certain tract conveyed to Utah Department of Transportation by Warranty Deed recorded July 27, 2006 as Entry No. 9792695 in Book 9327 at Page 927 of Official Records, described as follows:

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being a part of an entire tract of property, situate in the SW¼NW¼ of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries described as follows:

Beginning at the intersection of the existing Easterly right-of-way line of said highway and the Northerly boundary line of said entire tract at a point 134.93 feet South 87°49'05" East and 231.92 feet North 0°01'50" West and 50.00 feet (51.95 feet by record) South 89°39'20" East from the West Quarter Corner of said Section 18, said point is approximately 50.00 feet perpendicularly distant Easterly from the control line of said highway opposite engineer station 86+13.09 and running thence South 89°48'00" East 11.00 feet along said Northerly boundary line to a point 61.00 feet perpendicularly distant Easterly from the control line of said highway; thence South 0°01'50" East 145.32 feet along a line parallel with and 61.00 feet perpendicularly distant Easterly from the control line of said highway; thence South 42°54'38" East 39.33 feet to the existing Northerly right-of-way line of 10600 South Street at a point of cusp 58.00 feet perpendicularly distant Northerly from the centerline of said 10600 South Street opposite engineer station 317+84.80; said point is the beginning of a non-tangent 35.00 foot radius curve to the right (Note: Radius bears North 0°21'17" East); thence Northwesterly 54.74 feet along the arc of said curve through a delta of 89°36'53" (Note: Chord to said curve bears North 44°50'17" West for a distance of 49.33 feet) to said Easterly right-of-way line 53.00 feet perpendicularly distant Easterly from the control line of said highway opposite engineer station 84+73.90; thence South 89°58'10" West 3.00 feet along said Easterly right of way line to a point 50.00 feet perpendicularly distant Easterly from the control line of said highway; thence North 0°01'50" West 139.19 feet along said Easterly right of way line parallel with the control line of said highway to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation.

PARCEL 2:

Beginning South 87°49'05" East 134.93 feet and North 0°01'50" West 231.92 feet and South 89°48' East 275 feet from the West Quarter Corner of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°48' East 289.32 feet; thence South 8°16' West 198.41 feet; thence North 89°48' West 481.05 feet; thence North 0°01'50" West 50.32 feet, more or less; thence Southeasterly along a curve to the left 55.05 feet; thence South 89°38'29" East 185.28 feet; thence North 0°01'50" West 179.55 feet to the point of

beginning.

EXCEPTING and EXCLUDING from the foregoing Parcels 1 and 2:

A parcel of land conveyed to Sandy City Corporation, by Quit Claim Deed dated August 17, 1979 recorded August 29, 1979 as Entry No. 3329068 in Book 4933 at Page 28 of Official Records, described as follows:

Beginning at a point South 89°48' East 454.50 feet and North 0°03'20" West 33.00 feet from the West Quarter Corner of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence running North 89°48' West 4.50 feet to a curve to the right which radius point bears North 0°12'00" East 628.50 feet; thence along the arc of said curve 50.17 feet; thence North 82°57'26" West 50.36 feet to a curve to the left which radius point bears South 04°46'26" West 628.50 feet; thence along the arc of said curve 50.17 feet; thence North 89°48' West 208.25 feet to a curve to the right which radius point bears North 0°12'00" East 41.75 feet; thence along the arc of said curve 65.36 feet; thence South 0°03'20" East 62.95 feet; thence South 89°48' East 404.5 feet; thence North 0°03'29" West 7.0 feet to the point of beginning.

All of the above described property is also described as follows:

Beginning at a point on the East right of way line of State Street, said point being South 87°49'05" East 134.93 feet and North 0°01'50" West 231.92 feet and South 89°39'20" East 50.00 feet from the West Quarter Corner of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°48'00" East 514.32 feet; thence South 8°16'00" West 193.05 feet; thence North 84°11'00" West 126.47 feet; thence North 89°37'45" West 317.98 feet; thence Northwesterly 67.20 feet along the arc of a 42.97 foot radius curve to the right (chord bears North 44°49'48" West 60.56 feet); thence North 0°01'50" West 135.02 feet to the point of beginning.

LESS and EXCEPTING therefrom that certain tract conveyed to Utah Department of Transportation by Warranty Deed recorded July 27, 2006 as Entry No. 9792695 in Book 9327 at Page 927 of Official Records, described as follows:

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being a part of an entire tract of property, situate in the SW¼NW¼ of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries described as follows:

Beginning at the intersection of the existing Easterly right-of-way line of said highway and the Northerly boundary line of said entire tract at a point 134.93 feet South 87°49'05" East and 231.92 feet North 0°01'50" West and 50.00 feet (51.95 feet by record) South 89°39'20" East from the West Quarter Corner of said Section 18, said point is approximately 50.00 feet perpendicularly distant Easterly from the control line of said highway opposite engineer station 86+13.09 and running thence South 89°48'00" East 11.00 feet along said Northerly boundary line to a point 61.00 perpendicularly distant Easterly from the control line of said highway; thence South 0°01'50" East 145.32 feet along a line parallel with and 61.00 feet perpendicularly distant Easterly from the control line of said highway; thence South 42°54'38" East 39.33 feet to the existing Northerly right-of-way line of 10600 South Street at a point of cusp 58.00 feet perpendicularly distant Northerly from the centerline of said 10600 South Street opposite engineer station 317+84.80; said point is the beginning of a non-tangent 35.00 foot radius curve to the right (Note: Radius bears North 0°21'17" East); thence Northwesterly 54.74 feet along the arc of said curve through a delta of 89°36'53" (Note: Chord to said curve bears North 44°50'17"

West for a distance of 49.33 feet) to said Easterly right-of-way line 53.00 feet perpendicularly distant Easterly from the control line of said highway opposite engineer station 84+73.90; thence South 89°58'10" West 3.00 feet along said Easterly right of way line to a point 50.00 feet perpendicularly distant Easterly from the control line of said highway; thence North 0°01'50" West 139.19 feet along said Easterly right of way line parallel with the control line of said highway to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation.

Together with those rights and easements appurtenant to Parcels 1 and 2, as created by that certain Reciprocal Access Easement Agreement recorded April 28, 2006, as Entry No. 9708913, in Book 9287, at Page 4766 of Official Records.

Said Parcels 1 and 2 being described as follows, on that certain survey prepared by McNeil Engineering & Land Surveying, L.C., on the date of December 6, 2006:

Composite Description:

Beginning at a point on the east right of way line of State Street, said point being South 87°49'05" East 134.93 feet and North 0°01'50" West 231.92 feet and South 89°39'20" East 50.00 feet from the West Quarter Corner of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°48'00" East 514.32 feet; thence South 8°16'00" West 193.05 feet; thence North 84°11'00" West 126.47 feet; thence North 89°37'45" West 317.98 feet; thence Northwesterly 67.20 feet along the arc of a 42.97 foot radius curve to the right (chord bears North 44°49'48" West 60.56 feet); thence North 0°01'50" West 135.02 feet to the point of beginning.