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Book - 10517 Pg - 1044-1045
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:

500 South Investors, LLC
11 Spanish Bay Drive
Newport Beach, CA 92660

File No.: 89602-AH
Tax ID No.: 16-05-378-001 and
16-05-378-002-1002 (for reference purposes only)

WARRANTY DEED

Bowyer Enterprises, L.C., a Utah limited liability company, GRANTOR, of Salt Lake City, State of Utah, hereby Conveys and Warrants to **500 South Investors, LLC, a Delaware limited liability company, GRANTEE**, of Newport Beach, State of California, for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the entirety of Parcel 1 and a seventy-five percent (75%) co-tenancy interest in Parcel 2 of the real property located in Salt Lake County, State of Utah, described in **Exhibit "A"** attached hereto.

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 30th day of December, 2016.

Bowyer Enterprises, L.C.,
a Utah limited liability company

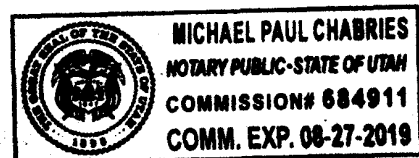
BY: Becky B Taylor
Becky B Taylor
Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On the 30th day of December, 2016, personally appeared before me Becky B Taylor, who acknowledged herself to be the Managing Member of Bowyer Enterprises, L.C., a Utah limited liability company, and that she, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P Chabries
Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

Beginning at a point on the Southerly right-of-way of 500 South Street, said point being the Northwest corner of Lot 5, Block 28, Plat "B", Salt Lake City Survey, said point also being South 00°01'05" East 67.94 feet and North 89°57'40" East 69.93 feet from the Salt Lake City Monument at 500 South Street and 900 East Street, and running thence North 89°57'40" East 69.30 feet along said right-of-way; thence South 34°14'01" East 98.64 feet; thence West 124.77 feet to a point on the Easterly right-of-way of 900 East Street; thence North 00°00'52" West 81.50 feet along said right-of-way to the point of beginning.

PARCEL 2:

Beginning at a point on the Southerly right-of-way of 500 South Street, said point being South 89°57'40" West 480.00 feet from the Northeast corner of Lot 6, Block 28, Plat "B", Salt Lake City Survey, said point also being South 00°01'05" East 67.94 feet and North 89°57'40" East 249.93 feet from the Salt Lake City monument at 500 South Street and 900 East Street, and running thence South 00°00'52" East 88.00 feet; thence South 16°01'00" West 26.61 feet; thence South 34°13'00" East 38.00 feet; thence North 89°57'40" East 10.47 feet; thence South 00°00'52" East 20.00 feet; thence South 89°57'40" West 23.00 feet; thence North 34°14'01" West 199.48 feet to the Southerly right-of-way of 500 South Street; thence North 89°57'40" East 110.70 feet along said right-of-way to the point of beginning.

TOGETHER WITH a right of way, as disclosed by that certain Warranty Deed recorded June 12, 1950 as Entry No. 1203693 in Book 773 at Page 101 of the official records of the Salt Lake County Recorder's office, over the following described tract of land: Commencing at a point 471 feet West of the Northeast corner of Lot 6, Block 28, Plat "B", Salt Lake City Survey and running thence South 88 feet; thence South 48°32' East 28.69 feet; thence East 6 feet; thence South 38 feet; thence West 22.47 feet; thence North 34°13' West 38 feet; thence North 16°01' East 26.61 feet; thence North 88.0 feet; thence East 9.0 feet to the point of beginning.

ALSO TOGETHER WITH the exclusive right to use and occupy the unit and garage designated as Units A, B, C, and D as shown in that certain Agreement dated March 29, 1974 and recorded April 22, 1974 as Entry No. 2615217 in Book 3565 at Page 15 of the records of the Salt Lake County Recorder's office.

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