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10/4/2018 12:33:00 PM \$28.00
Book - 10718 Pg - 8558-8560
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

1300 Ballpark, LLC
c/o Kimball Investment Company
1000 South Main Street, Suite 104
Salt Lake City, Utah 84101

Tax Serial No. 15-12-481-005, 15-12-481-007,
15-12-481-008, 15-12-481-009,
15-12-481-010, 15-12-481-011,
15-13-210-002

SPECIAL WARRANTY DEED

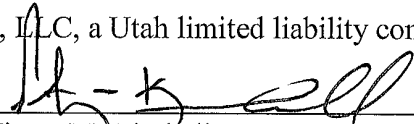
700 GS, LLC, a Utah limited liability company ("Grantor") for Ten Dollars and other valuable consideration, does hereby convey and warrant against all claiming by, through, or under it, to 1300 BALLPARK, LLC, a Utah limited liability company ("Grantee"), of 1000 South Main Street, Suite 104, Salt Lake City, Utah 84101, all of Grantor's right, title and interest in those certain parcels of property located in Salt Lake County, State of Utah, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

DATED this 24th day of September, 2018.

700 GS, LLC, a
Utah limited liability company,
by its Managers

Kimball GS, LLC, a Utah limited liability company,

By



Victor M. Kimball, Manager

Colmena Capital, Inc., a Utah corporation

By

Its:



V. P.

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 24th day of September, 2018, by Victor M. Kimball in his capacity as duly authorized Manager of Kimball GS, LLC, in its capacity as duly authorized Manager of 700 GS, LLC, a Utah limited liability company, which thereby executed the same.



SEAL

Yvonne M. Schenk
Notary Public
Residing at: SL County

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 24th day of September, 2018, by Lance Bullen (name), in his capacity as duly authorized Vice President (title) of Colmena Capital, Inc., a Utah corporation, in its capacity as duly authorized Manager of 700 GS, LLC, a Utah limited liability company, which thereby executed the same.



SEAL

Yvonne M. Schenk
Notary Public
Residing at: SL County

1466475v1

Exhibit "A"

PARCEL 12:

All of Lot 1 and the South half of Lot 30, Block 2, HOLLAND SUBDIVISION, according to the official plat thereof on file and of record in the office of the County Recorder of Salt Lake County, Utah.

TOGETHER WITH 1/2 vacated alley abutting on the West.

PARCEL 13:

All of Lots 8 and 17 to 26, inclusive, Block 1, HOLLAND SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

LESS AND EXCEPTING the following:

Commencing at the Northeast corner of Lot 17, Block 1, Holland Subdivision, which point is also South 89°56'37" West, along 1300 South monument line, 31.50 feet and South 00°01'10" East 48.75 feet from the Salt Lake City monument in the intersection of 1300 South and 100 West (West Temple) and running thence South 00°01'10" East 5.0 feet along the East property line; thence North 58°02'07" West 9.43 feet to the North property line; thence North 89°56'37" East 8.0 feet along the North property line to the point of beginning.