

**RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:**

Juan Mendoza
51 W. 300 South Street
Provo, UT 84601

MNT 26203

[Space Above This Line For Recorder's Use]

04:006:0001

SPECIAL WARRANTY DEED

THIS DEED, made effective as of the 13 day of January 2012, between: BANK OF THE WEST, a California banking corporation ("Grantor"), and JUAN MENDOZA, an individual ("Grantee").

WITNESSETH, that Grantor, for good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells conveys and confirms, unto Grantee, and its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Utah, State of Utah, described on Exhibit A attached hereto (the "Property").

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

SUBJECT TO: (a) all liens, encumbrances, easements, covenants, conditions, and restrictions of record; (b) all matters that would be revealed or disclosed in an accurate survey or visual inspection of the Property; (c) a lien not yet delinquent for taxes, and any general or special assessments against the Property; and (d) zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting or regulating the use, occupancy, or enjoyment of the Property. This conveyance is made subject and subordinate to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference for all purposes, but only to the extent they affect or relate to the Property.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its heirs and assigns forever. Grantor, for itself, its heirs and personal representatives or successors, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of Grantee, its heirs and assigns, against all and every person or

persons claiming the whole or any part thereof, by, through or under Grantor.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of the year and date first set forth above.

BANK OF THE WEST,
a California banking corporation

By: *[Signature]*
Name: Paul Nakae
Its: Executive Vice President

STATE OF CALIFORNIA)
)
COUNTY OF San Francisco)

On December 23, 2011 before me, Angela Inez Habib,
the undersigned, a Notary Public in and for said State, personally appeared
Paul Nakae, who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Angela Inez Habib*
Name Angela Inez Habib
(typed or printed)

[SEAL]



EXHIBIT A

LEGAL DESCRIPTION

All that certain real property in the County of Utah, State of Utah, described as follows:

COMMENCING 20 FEET NORTH OF THE SOUTHEAST
CORNER OF BLOCK 6, PLAT "A", PROVO CITY SURVEY
OF BUILDING LOTS; THENCE WEST 200.02 FEET TO
THE WEST LINE OF LOT 2 OF SAID BLOCK; THENCE
NORTH ALONG SAID LOT LINE 79.745 FEET; THENCE
EAST 200.02 FEET; THENCE SOUTH 79.745 FEET TO
THE PLACE OF BEGINNING.

Said property is also known by the following street address:
586 South 500 West
Provo, UT 84601

Parcel ID No. 04-06-0001

EXHIBIT B

PERMITTED EXCEPTIONS

1. The land described herein is located within the boundaries of Provo (801-852-6502) and Central Utah Water Conservancy District (801-226-7100), and is subject to any assessments levied thereby.
2. There is no apparent access from 6th South Street to the subject property as the South 20 feet of Lot 1 and Lot 2, of said Block 6, was conveyed to Provo City, a municipal corporation of the State of Utah, Grantee, as shown in that certain Warranty Deed recorded December 17, 1913, as Entry No. 5772, in Book 139, at Page 326, of Official Records.
3. Subject to rights, privileges, easements and covenants, as shown in that certain Agreement, including the terms and conditions thereof:

Between: William Park, unmarried
And: The Denver and Rio Grande Railroad Company
And: Provo City, a municipal corporation
Dated: December 17, 1913
Recorded: February 9, 1914
Entry No.: 840
Book/Page: 147 / 81