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When Recorded, Mail To:

Dennis K. Poole, Esq.
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

12789576
06/12/2018 01:09 PM \$19.00
Book - 10683 Pg - 3553-3555
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
POOLE & ASSOCIATES LC
4543 S 700 E STE 200
SALT LAKE CITY UT 84107
BY: CBP, DEPUTY - WI 3 P.

Space above for County Recorder's Use

PARCEL I.D. NOS. 16-06-434-008; 16-06-433-007;
16-06-433-008; 16-06-434-006;
16-06-433-019

SPECIAL WARRANTY DEED

THA INVESTMENTS, LTD., a Utah limited partnership, of 424 South 700 East, Salt Lake City, Utah 84102, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to **LIBERTY SQUARE PROPERTIES, LLC**, a Utah limited liability company, GRANTEE, of 6440 S. Wasatch Blvd., Suite 100, Salt Lake City, Utah 84121, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real estate located in Salt Lake County, State of Utah:

SEE ATTACHED EXHIBIT "A"

Subject to current general taxes, easements, restrictions and rights-of way of record.

TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it will warrant and defend the Property unto Grantee and its respective successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

DATED this 8 day of June, 2018.

THA INVESTMENTS, LTD., a Utah limited partnership

By its General Partner, **THA Management, LLC**, a Utah limited liability company

By: 
W. Taylor Vriens, Manager

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 8 day of June, 2018, personally appeared before me W. Taylor Vriens, the Manager of THA Management, LLC, a Utah limited liability company,, the General Partner of T H A INVESTMENTS, LTD., a Utah limited partnership, the signer of the foregoing instrument who duly acknowledged that he executed the same.



Eileen K Snideman

NOTARY PUBLIC

EXHIBIT "A"

(Legal Description)

A parcel of land situate within the Southeast Quarter of Section 06, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said parcel also situate within Lots 2 & 3, Block 32, Plat 'B', Salt Lake City Survey, said parcel also being all of those certain tracts of land conveyed to THA Investments, LTD, Recorded as Entry Nos.: 7194808 & 9053553, of official records on file with the Salt Lake County Recorder's office and being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 2, Block 32, Plat 'B', Salt Lake City Survey, said point also being North 0°01'25" West, along the 600 East Street Monument line, a distance of 231.91 feet and North 89°58'35" East, perpendicular to said monument line, a distance of 69.35 feet, from the Salt Lake City monument at the intersection of 500 South and 600 East Street; and running thence North 89°59'42" East, along the Lot line common to said Lots 2 and 3, a distance of 110.05 feet; thence North 0°00'29" West, a distance of 82.50 feet; thence North 89°59'42" East 220.11 feet, to the West line of Green Street, a 33.0' wide public roadway; thence South 0°00'37" East, along said east line, a distance of 247.59 feet, to the South line of said Block 32; thence South 89°59'28" West, along said South line, a distance of 199.86 feet; thence North 0°00'32" West, a distance of 107.31 feet; thence South 89°59'48" West, a distance of 130.31 feet, to the west line of said Block 32; thence North 00°00'29" West, along said west line, a distance of 57.79 feet, to the point of beginning.

TOGETHER WITH an easement for ingress and egress for vehicular and pedestrian uses and for the installation, maintenance, repair and replacement of current or future public and/or private utility lines and related facilities, over, under and through the West 110 feet of Lang Place, as disclosed by that certain Findings of Fact and Conclusions of Law and Order & Judgment Quieting Title recorded January 21, 2014 as Entry No. 11792399, in Book 10206, beginning at Page 4035 of official records, supplemented and corrected by that certain Affidavit recorded April 1, 2014, as Entry No. 11827021, in Book 10221, beginning at Page 182, amended by that certain Amended and Restated Access and Utility Easement dated June 8, 2018, and recorded June 8, 2018, as Entry No. 12787707, in Book 10682, beginning at Page 3892 of official records.