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11/15/2012 03:59 PM \$26.00
Book - 10077 Ps - 7473-7476
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
GREGORY O TAYLOR
2511 S WEST TEMPLE
SLC UT 84115
BY: EAP, DEPUTY - WI 4 P.

When recorded send notice to:
Gregory O. Taylor
Sorenson Legacy Foundation
2511 S. West Temple
Salt Lake City, UT 84115

Space Above for County Recorder's Use

SPECIAL WARRANTY DEED

HTC One, L.L.C., a Utah limited liability company, Grantor, does hereby convey and specially warrant, against the acts of the Grantor only, to HTC Communities, L.L.C., a Delaware limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land situated in Salt Lake County, State of Utah:

The legal description for the property being transferred is found on Exhibit "A", attached hereto and incorporated herein.

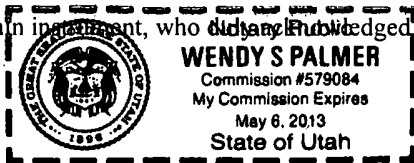
WITNESS, the hand of said Grantor, this 7th day of November, 2012.

HTC One, L.L.C.

By: Terry D. Hodder
Terry D. Hodder, Manager

STATE OF UTAH, }
County of Salt Lake } ss.

On the 7th day of November, A.D. 2012 personally appeared before me Terry D. Hodder, Manager of HTC One, L.L.C., a Utah limited liability company, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Wendy S Palmer
Notary Public
Residing in Salt Lake County

My commission expires: 5/6/13

EXHIBIT "A"
Legal Property Description

Parcel 1

A parcel of land located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the east line of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and the north line of 13400 South Street as described in that certain Special Warranty Deed recorded July 02, 2010 in as Entry No. 10983937 in Book 9838 at Page 2598 of the Salt Lake County records, said point being South 89°38'29" East 1988.47 feet along the south line of said Section and along said east line North 00°29'30" East 74.34 feet from the South Quarter Corner of said Section, and thence along said north line the following two courses: 1) South 85°16'20" West 175.43 feet and 2) South 87°16'36" West 210.82 feet; thence North 00°21'31" East 5.55 feet; thence South 89°38'29" East 20.00 feet; thence North 00°21'31" East 312.73 feet; thence North 89°57'01" West 243.30 feet to the east line of Herriman Towne Center Plat F - Phase 1, a subdivision recorded October 28, 2010 as Entry No. 11062454 in Book 2010P at Page 170 of said records; thence along said line North 00°09'29" East 12.74 feet to the Northeast Corner of said subdivision; thence along the north line of said subdivision North 89°50'31" West 57.00 feet to the northerly extension of the centerline of Fort Herriman Parkway and a point on the arc of a 1,040.00 foot radius non-tangent curve to the left, the center of which bears North 89°50'31" West; thence along said extension Northerly 538.77 feet along said curve through a central angle of 29°40'56" and a long chord of North 14°40'59" West 532.77 feet to the north line of property described in that certain Warranty Deed recorded November 24, 2008 as Entry No. 10567760 in Book 9660 at Page 9409 of said records; thence along said line South 89°38'04" East 142.19 feet to the west line of said Southeast Quarter of the Southeast Quarter of Section 36; thence along said line South 00°26'37" West 228.67 feet to the north line of said Southwest Quarter of the Southeast Quarter of the Southeast Quarter; thence along said line South 89°38'11" East 663.38 feet to said east line of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter; thence South 00°29'30" West 588.38 feet to the POINT OF BEGINNING. Said parcel contains 333,505 square feet or 7.65 acres, more or less.

Parcel 4

A parcel of land located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at point on the north line of 13400 South Roadway Dedication (Plat D) - Phase 1A, a subdivision recorded August 26, 2010 as Entry No. 11018440 in Book 2010P at Page 133 of the Salt Lake County records, said point being South 89°38'29" East 93.12 feet along the south line of the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and North 53.00 feet from the South Quarter Corner of said Section 36, and thence along said line the following two courses: 1) Northwesterly 31.36 feet along the arc of a 20.00 foot radius curve to the right through a central angle of 89°50'07" and a long chord of North 44°43'26" West 28.24 feet and 2) North 00°11'38" East 0.31 feet to the Southeast Corner of Herriman Rose Boulevard Roadway Dedication (Plat C - Phase 2), a subdivision recorded July 20, 2012 as Entry No. 11433524 in Book 2012P at Page 101 of said records; thence along the east line of said Plat C North 00°11'38" East 248.19 feet; thence South 89°48'22" East 542.02

feet to the west line of Herriman Towne Center Market Place Lot 1, a subdivision recorded December 22, 2011 as Entry No. 11301754 in Book 2011P at Page 164 of said records; thence along said line South 00°22'31" West 270.00 feet to said north line of 13400 South; thence along said line North 89°38'29" West 221.92 feet to the easterly line of property described in that certain Warranty Deed recorded November 24, 2008 as Entry No. 10567760 in Book 9660 at Page 9409 of said records; thence along the boundary of said property the following three courses: 1) North 00°22'32" East 65.92 feet, 2) North 89°37'28" West 50.00 feet and 3) South 00°22'32" West 65.93 feet to said north line of 13400 South; thence North 89°38'29" West 249.31 feet to the POINT OF BEGINNING. Said parcel contains 142,427 square feet or 3.27 acres, more or less.

Parcel 6

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the easterly extension of the north right-of-way line of 13400 South Street, said point being North 89°38'29" West 1,027.57 feet along the south line of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and North 53.00 feet from the Southeast Corner of said Section 36, and thence along said line and extension the following two courses: 1) North 89°38'29" West 212.31 feet to a point of tangency of a 30.00 foot radius curve to the right and 2) Northwesterly 47.02 feet along said curve through a central angle of 89°47'58" and a long chord of North 44°44'30" West 42.35 feet to a point on the east right-of-way line of Fort Herriman Parkway (5000 West); thence along said line North 00°09'29" East 281.52 feet; thence South 89°57'01" East 243.30 feet; thence South 00°21'31" West 312.73 feet to the POINT OF BEGINNING. Said parcel contains 75,564 square feet or 1.73 acres, more or less.

Parcel 26-36-176-010-0000

LOT 2, HERRIMAN TOWNE CENTER PLAT A

Parcel 26-36-300-023-0000

BEG S 89°37'15" E 1221.81 FT & S 1062.02 FT FR W 1/4 COR SEC 36, T3S, R2W, SLM; S 89°41'18" E 11.86 FT; S 32°24'27" W 68.38 FT; NW LY 10.05 FT ALG A 625 FT RADIUS CURVE TO L; N 32°24'27" E 61.88 FT TO BEG. 0.01 AC. 9850-0227

Parcel 26-36-400-043-0000

BEG S 1/4 COR SEC 36, T3S, R2W, SLM; N 0°20'50" E 33 FT; S 89°38'29" E 342.12 FT; S 0°22'32" W 33 FT; N 89°38'29" W 342.08 FT TO BEG. 0.26 AC. 9660-5534,9407,9409

Parcel 26-36-400-044-0000

BEG S 89°38'29" E 392.08 FT FR S 1/4 COR SEC 36, T3S, R2W, SLM; N 0°22'32" E 33 FT; S 89°38'29" E 690.05 FT; S 0°21'31" W 33 FT; N 89°38'29" W 690.07 FT TO BEG. 0.52 AC. 9660-5534,9407,9409

Parcel 26-36-400-045-0000

BEG S 89°38'29" E 1082.15 FT FR S 1/4 COR SEC 36, T3S, R2W,
SLM; N 0°21'31" E 33 FT; S 89°38'29" E 179.90 FT; S 0°18'36"
W 33 FT; N 89°38'29" W 179.93 FT TO BEG. 0.14 AC.

Parcel 26-36-451-002-0000

LOT A, HERRIMAN TOWNE CENTER PL F PH 1

Parcel 26-36-452-001-0000

LOT A, HERRIMAN TOWNE CENTER MARKET PLACE LOT 1

Parcel 26-36-308-001-0000

LOT A, HERRIMAN TOWNE CENTER PLAT B PH 1