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Gary W. Ott
Recorder, Salt Lake County, UT
DOCUMENT PROCESSING SOLUTIONS
BY: eCASH, DEPUTY - EF 8 P.

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

KELLER, WEBER & DOBROTT
18201 Von Karman Avenue, Suite 1000
Irvine, CA 92612-1000
Attention: James E. Dobrott, Jr.

(Space Above for Recorder's Use)

MAIL TAX STATEMENTS TO:

UTAH CVS PHARMACY, L.L.C.
c/o CVS Caremark Corporation
One CVS Drive
Woonsocket, RI 02895
Attention: Manager, Lease Administration
Store No. 10308L01

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which are hereby acknowledged, **PRP INVESTORS HERRIMAN, LLC**, A CALIFORNIA LIMITED LIABILITY COMPANY ("*Grantor*"), does hereby convey and warrant to **BART F. RINKER, TRUSTEE OF THE BART AND SHARON RINKER COMMUNITY PROPERTY TRUST DATED JANUARY 13, 2003** ("*Grantee*"), the real property (the "*Property*") in the County of Salt Lake, State of Utah, described as follows:

See **Schedule 1** attached hereto and incorporated herein by reference.

SUBJECT TO:

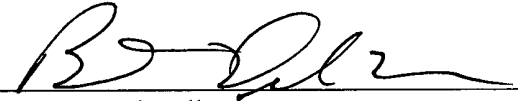
1. All non-delinquent real property taxes and unpaid general and special assessments.
2. Those matters shown on **Schedule 2** attached hereto and incorporated herein by reference.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Grantor has caused this Special Warranty Deed to be duly executed on April 9, 2014.

Grantor:

PRP INVESTORS HERRIMAN, LLC,
a California limited liability company

By: 
Name: Brett Del Valle
Title: Manager

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

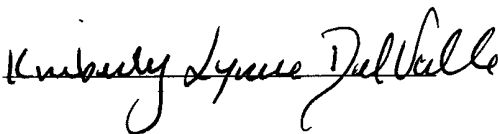
ACKNOWLEDGMENT

State of California
County of Orange)

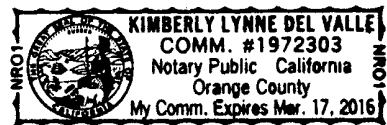
On 4/9/2014 before me, Kimberly Lynne Del Valle (insert name and title of the officer) personally appeared Brett Del Valle, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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 

(Seal)



SCHEDULE 1

LEGAL DESCRIPTION

That certain real property in the City of Herriman, County of Salt Lake, State of Utah, described as follows:

LOT 2A, HERRIMAN TOWNE CENTER MARKET PLACE LOT 2 AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AUGUST 7, 2013 AS ENTRY NO. 11700605 IN BOOK 2013P AT PAGE 153 OF OFFICIAL RECORDS.

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL AND PERMANENT EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND REGRESS, AS ESTABLISHED BY THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED AUGUST 26, 2013 AS ENTRY NO. 11712336 IN BOOK 10172 AT PAGE 1614 OF OFFICIAL RECORDS.

SCHEDULE 2

PERMITTED TITLE ENCUMBRANCES

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

(The following affects the subject land)

8. General property taxes for the year 2014 are accruing as a lien, but are not yet due. Tax ID No. 26-36-476-003-0000.

(The following affects the subject land, together with other land)

9. General property taxes for the year 2013 have been paid in the amount of \$2,580.82. Tax Parcel No. 26-36-476-001-0000.

General property taxes for the year 2013 have been paid in the amount of \$11,523.42. Tax Parcel No. 26-36-400-055-0000.

(The following affects the subject land, together with other land)

10. Any charge upon the land by reason of its inclusion in Herriman City and South Valley Sewer District.

(The following affects an undetermined portion of the subject land, together with other land)

11. An easement over, across or through the land for irrigation distribution system and incidental purposes, as granted to the Utah Water and Power Board by Instrument recorded June 11, 1953 as Entry No. 1332941 in Book 1013 at Page 339 of Official Records.

(The following affects an undetermined portion of the subject land, together with other land)

12. The Terms and Conditions of that certain Agreement by and between Utah Water and Power Board and Rose Creek Irrigation Company, a Corporation, dated September 25, 1962 recorded August 24, 1971 as Entry No. 2405221 in Book 2990 at Page 875 of Official Records.

(The following affects an undetermined portion of the subject land, together with other land)

13. An easement over, across or through the land for easement to the full use of the irrigation

distribution system and incidental purposes, as granted to the State of Utah, acting through the Utah Water and Power Board by Instrument recorded August 24, 1971 as Entry No. 2405222 in Book 2990 at Page 878 of Official Records.

(The following affects the subject land, together with other land)

14. Reservation of 1/2 oil, gas and mineral rights as set forth in that certain Warranty Deed recorded December 20, 1973 as Entry No. 2589580 in Book 3481 at Page 471 of Official Records.

(The following affects an undetermined portion of the subject land, together with other land)

15. An easement over, across or through the land for water distribution system, pipelines and incidental purposes, as granted to the State of Utah by Instrument recorded February 26, 1974 as Entry No. 2602125 in Book 3523 at Page 249 of Official Records.

(The following affects a portion of the subject land, together with other land)

16. Exclusions and reservations contained in that certain Special Warranty Deed recorded March 14, 2008 as Entry No. 10374103 in Book 9582 at Page 6502 of Official Records, excluding and reserving to the Corporation Of The Presiding Bishop Of The Church Of Jesus Christ Of Latter-Day Saints, a Utah corporation sole, all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form and all steam and other forms of thermal energy on, in or under the described land provided that Grantor does not reserve the right to use the land or extract minerals or other substances from the land above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the land in connection with the rights reserved herein.

(The following affects the subject land, together with other land)

17. Exclusions and reservations contained in that certain Special Warranty Deed recorded November 21, 2008 as Entry No. 10566573 in Book 9660 at Page 5534 of Official Records, excluding and reserving to the Corporation Of The Presiding Bishop Of The Church Of Jesus Christ Of Latter-Day Saints, a Utah corporation sole, all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form and all steam and other forms of thermal energy on, in or under the described land provided that Grantor does not reserve the right to use the land or extract minerals or other substances from the land above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the land in connection with the rights reserved herein.

(The following affects the subject land, together with other land)

18. Notice of Adoption of Herriman Towne Center Community Development Project Area Plan dated November 13, 2009 recorded January 26, 2010 as Entry No. 10885896 in Book 9799 at Page 5413 of Official Records.

19. This item has been intentionally deleted.

(The following affects a portion of the subject land, together with other land)

20. This item has been intentionally deleted.

21. Easements, notes and restrictions as shown on Herriman Towne Center Market Place Lot 2 subdivision plat recorded November 01, 2012 as Entry No. 11505800 in Book 2012P of Plats at Page 177.

22. This item has been intentionally deleted.

(The following affects the subject land, together with other land)

23. Said property is included within the boundaries of the Salt Lake Valley Law Enforcement Service Area (Unified Police District) as disclosed by Unified Police District Resolution No. 4314 recorded October 9, 2009, as Entry No. 10814052, in Book 9769, at Page 7192, and is subject to the charges and assessments thereof. (For further information go to nbsgov.com/d-fast_online/default.aspx or contact SLVLESA at 888-475-8537).
(The following affects the subject land, together with other land)

24. Certificate of Annexation into the SALT LAKE VALLEY FIRE SERVICE DISTRICT, and the terms, conditions, effects and any arising assessments or levy's thereunder, recorded October 25, 2011, as Entry No. 11267444, in Book 9960, at Page 9845; and as further specified by Plat, recorded December 27, 2012, as Entry No. 11544061, in Book 10091, at Page 9200A, of Official Records.
(The following affects an undetermined portion of the subject land, together with other land)

25. This item has been intentionally deleted.

26. This item has been intentionally deleted.

27. This item has been intentionally deleted.

28. This item has been intentionally deleted.

29. This item has been intentionally deleted.

30. This item has been intentionally deleted.

31. Said land is located within the Salt Lake Valley Fire Service Area, as set forth in that certain Certificate of Annexation, recorded December 21, 2006, as Entry No. 9948720, in Book 9398, at Page 4623, of the Official Records, that certain Final Local Entity Plat, recorded December 27, 2012, as Entry No. 11544061, in Book 2012P, at Page 217, of the Official Records, and that certain Certificate of Annexation recorded February 1, 2013 as Entry No. 11568660 in Book 10104 at Page 222 of Official Records, and is subject to assessments and levies thereunder.
(The following affects the subject land, together with other land)

32. This item has been intentionally deleted.

33. This item has been intentionally deleted.

34. This item has been intentionally deleted.

35. Notice of Assessment Interest, recorded May 21, 2010, as Entry No. 10957070, in Book 9827, at Page 3945, of the Official Records.
Release of Notice of Interest (Partial) recorded June 12, 2013 as Entry No. 11661401 in Book 10148 at Page 3836 of Official Records.

(The following affects access to and from the subject land)

36. This item has been intentionally deleted.

37. Said land is located within the Salt Lake Valley Law Enforcement Service Area, as set forth in that certain Certificate of Annexation, recorded December 12, 2011, as Entry No. 11295833, in Book 9973, at Page 9832, of the Official Records, and is subject to assessments and levies thereunder.
(The following affects a portion of the subject land, together with other land)

38. Deed of Trust dated June 11, 2013 by and between PRP Investors Herriman, LLC, a California limited liability company as Trustor in favor of Bank of American Fork as Trustee and Bank of American Fork as Beneficiary, to secure an original indebtedness of \$1,050,000.00 and any other amounts or obligations secured thereby, recorded July 3, 2013 as Entry No. 11677890 in Book 10156 at Page 4414 of Official Records.

(The following affects a portion of the subject land, together with other land)

39. Terms, conditions, provisions, restrictions, easements and incidental purposes, set forth in that certain Commercial Sewer Connection Agreement recorded August 1, 2013 as Entry No. 11696496 in Book 10165 at Page 1877 of Official Records.

(The following affects the subject land, together with other land)

40. Easements, notes and restrictions set forth on the Official Plat of Herriman Towne Center Market Place Lot 2 Amended & Extended recorded August 7, 2013 as Entry No. 11700605 in Book 2013P at Page 153 of Official Records.

(The following affects the subject land)

41. An unrecorded Lease, by and between PRP Investors Herriman, LLC, a California limited liability company, as Landlord, and Utah CVS Pharmacy, L.L.C., a Utah limited liability company, as Tenant, as disclosed by that certain Memorandum of Lease recorded August 23, 2013 as Entry No. 11711097 in Book 10171 at Page 6349 of Official Records.
Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.

(The following affects the subject land)

42. Terms, conditions and provisions set forth in that certain Subordination and Non-Disturbance Agreement recorded August 23, 2013 as Entry No. 11711098 in Book 10171 at Page 6356 of Official Records, wherein the unrecorded Lease shown as Exception No. 41 herein was subordinated to the lien of that certain Deed of Trust referred to in Exception No. 38 herein.

(The following affects a portion of the subject land, together with other land)

43. Terms, conditions, provisions, restrictions, easements and incidental purposes, set forth in that certain Cross Easement Agreement recorded August 26, 2013 as Entry No. 11712336 in Book 10172 at Page 1614 of Official Records.

(The following affects the subject land)

44. Rights of parties in possession of the land under unrecorded leases, rental or occupancy agreements and any claims or interests arising thereunder.

(The following affects the subject land, together with other land)

45. This item has been intentionally deleted.

46. This item has been intentionally deleted.

47. This item has been intentionally deleted.

(The following affects the subject land, together with other land)

48. Terms, conditions, provisions, restrictions, easements, incidental purposes, and assessments, as set forth in that certain Encroachment Agreement recorded February 28, 2014 as Entry No. 11811230 in Book 10214 at Page 2275 of Official Records.