

Ent 1186119 Bk 1984 Pg 0011  
Date 13-Dec-2017 10:58AM Fee \$28.00  
Michael Gleed, Rec. - Filed By SA  
Cache County, UT  
For STEWART TITLE INSURANCE AGENCY OF UTAH  
Electronically Submitted by Simplifile

When Recorded Mail This Deed To:

Stewart Title Insurance Agency of Utah, Inc.  
1518 North Woodland Park Drive  
Layton, UT 84041

Mail Tax Notice to:

Grantee  
\_\_\_\_\_  
\_\_\_\_\_

Tax Parcel Nos.: 05-015-0051 05-014-0006 05-015-0052 05-014-0041  
05-015-0054 05-015-0001

ST #01459-25434

(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is given by CACHE VALLEY, LLC, a Delaware limited liability company, whose address is 200 Vesey Street, Floor 25, New York, New York 10281-1025 ("Grantor"), to CACHE VALLEY REALTY LLC, a Utah limited liability company, as to an undivided 55% interest ("CVR Percentage Interest"), CACHE CH LLC, a Utah limited liability company, as to an undivided 40% interest ("CCH Percentage Interest") and CACHE NASSIM LLC, a Utah limited liability company, as to an undivided 5% interest ("CNL Percentage Interest" and together with CVR Percentage Interest, CCH Percent, individually and/or collectively as the context requires, "Percentage Interest"), whose address is 150 Great Neck Road, Suite 304, Great Neck, New York 11021 ("individually and/or collectively, as the context shall require, Grantee").

In consideration of the sum of Ten Dollars and other valuable consideration, Grantor hereby conveys and warrants against all those claiming by, through, or under Grantor, to each Grantee, as a tenant-in-common with each other Grantee, an undivided percentage interest in the applicable Percentage Interest for such Grantee set forth herein, all of the right, title and interest in and to that certain real property located in Cache County, State of Utah (the "Subject Property") with a legal description of:

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN

Together with the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any way appertaining thereto, and any and all right, title, and interest of Grantor in and to adjacent roads, rights-of-way, mineral rights, water rights, and easements.

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IN WITNESS WHEREOF, Grantor has executed this instrument this 7<sup>th</sup> day of December 2017.

GRANTOR:

CACHE VALLEY, LLC,  
a Delaware limited liability company

By: M.A. Tebbutt  
Name: Michael Tebbutt  
Title: CFO

STATE OF New York )  
  : ss.  
COUNTY OF New York )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December 2017, by Michael Tebbutt, the CFO of CACHE VALLEY, LLC, a Delaware limited liability company.

Matthew Hickey  
Notary Public

My Commission Expires:  
9/22/20

MATTHEW HICKEY  
NOTARY PUBLIC STATE OF NEW YORK  
NEW YORK COUNTY  
LIC. # 02HJ6193917  
COMM. EXP. 9/22/20

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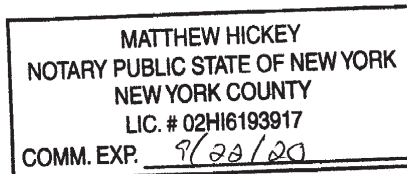
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STATE OF New York )  
 ) ss.  
COUNTY OF New York )

On 12/7/2017 before me, Matthew Hickey <sup>Supervisor</sup> (here insert name and title of the officer), personally appeared Michael Tolbert, CFO (insert name(s) of signer(s)) 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 New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

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**Exhibit A  
to  
Special Warranty Deed**  
**Legal Description**  
**(See Attached)**

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**LEGAL DESCRIPTION****PARCEL 1:**

A Part of Block 1, Plat "D", Logan Farm Survey; Beginning at a point located South along the East Right-of-Way line of U.S. 1-lighway 91, from the North line of Lot S, of said Block 1, said point being described in a Warranty Deed, recorded in Book 105 at Page 437, as being located 67.0 feet South of the Intersection of the East Right-of-Way line of U.S. Highway 91 and the South Right-of-Way line of 14th North Street, as now established; said point of beginning being in the East Right-of-Way line of the U.S. Highway 91 and the South Right-of-Way of 14th North Street, and running thence South 88°24'27" East along said South Right-of-Way line of 14" North Street 131.44 feet; thence South 0°55'43" West 165.85 feet; thence South 87°04'00" East 73.6 feet; thence North 00°55'43" East 167.6 feet to the South line of said 14th North Street; thence South 88°24'27" East along said South line 1037.43 feet; thence South 101 7'35" West 122.10 feet; thence South 88°24'27" East 124.00 feet to the West Right-of-Way line of Second East Street; thence South 1°17'35" West along said West line 1000.66 feet; thence North 88°54'28" West 1359.20 feet to the East Right-of-Way line of U.S. Highway 91, thence North 0°55'43" East along said East line 1134.69 feet to the point of beginning.

Less and Excepting therefrom: That portion Deeded to The City of Logan in Quit Claim Deed recorded August 28, 2001, as Entry No. 768508, in Book 1033, at Page 1106, of Official Records.

Also Less and Excepting therefrom: That portion Deeded to Utah Department of Transportation in Warranty Deed recorded February 14, 2003, as Entry No. 813952, in Book 1198, at Page 615, of Official Records.

**PARCEL 2:**

Part of the Northwest Quarter of Section 27, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, described as follows: Beginning at a point in the East right of way line of U.S. Highway 89 and 91, said point being 608.2 feet North from the Southwest Corner of Lot 3, Block 1, Plat "D" Logan Farm Survey; and running thence North 225.4 feet along the East line of said right of way; thence East 354.3 feet; thence South 225.4 feet to a point East of beginning thence West 354.3 feet to beginning.

Less and excepting the following: A part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, also a part of Block 1, Plat "D" of the Logan Fanu Survey, described as follows: Beginning at a point South 1°05'46" West 1136.00 feet (South 0°57' West 1139.38 by record) from the intersection of the South line of 1400 North Street and the East line of U.S. Highway 91, said point also being South 1°05'46" West 1203.00 feet (South 0°57' West 1206.38 by record) from the Northwest Corner of Block 1, Plat "D" of the Logan Farm Survey, said point being further described as a point in a chain link fence at the Northwest Corner of Parcel 05-01 5-0001 in the East line of the U.S. Highway 91,99 foot right of way and running thence South 88°33 '59" East 348.11 feet to the Northeast Corner of Parcel 05-015-0001; thence South 0°24'29" West 65.02 feet along the East line of Parcel 05-015-0001; thence North 88°32'55" West 1.02 feet; thence Northwesterly 39.28 feet along the arc of a 25.00 foot radius curve to the left (chord of said curve bears North 43°33 '27" West 35.36 feet); thence North 88°33'59" West

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35.78 feet; thence Northwesterly 79.28 feet along the arc of a 320.00 foot radius curve to the right (chord of said curve bears North 8 1°28'07" West 79.08 feet); thence North 74°22' 16" West 39.47 feet; thence Northwesterly 69.37 feet along the arc of a 280.00 foot radius curve to the left (chord of said curve bears North 81°28'07" West 69.19 feet); thence North 88°33'59" West 71.83 feet; thence Southwesterly 47.30 feet along the arc of a 30.00 foot radius curve to the left (chord of said curve bears South 46°15'35" West 42.55 feet) to a point in the East line of U.S. Highway 91; thence North 1°05'46" East 42.18 feet to the point of beginning.

PARCEL 3:

Lot I, MARKETPLACE SUBDIVISION, according to the Official Plat thereof as recorded February 28, 2001, as Entry No. 755506, in the Office of the Cache County Recorder, State of Utah.

Less and Excepting therefrom: That portion Deeded to The City of Logan in Quit Claim Deed recorded August 16, 2007, as Entry No. 952152, in Book 1478, at Page 916, of Official Records.

PARCEL 4:

Lot 2, MARKETPLACE SUBDIVISION, according to the Official Plat thereof as recorded February 28, 2001, as Entry No. 755506, in the Office of the Cache County Recorder, State of Utah.

Less and Excepting Therefrom: The East 14 feet of said Lot 2 as deeded to Logan City in Warranty Deed recorded August 30, 2013 as Entry No. 1094177 in Book 1783 at Page 785 of Official Records, and being more particularly described as follows:

Part South Half of Block 1 Plat "D" Logan Farm Survey described as follows:

Beginning at a point being North 01°28'03" East 833.48 feet and North 88°31'57" West 33.00 feet from the intersection of 200 East Street and 1000 North Street; thence North 88°54'44" West 14.00 feet along the Grantors south boundary line; thence North 01 °28'03" East 150.00 feet to the Grantors north boundary line; thence South 88°54'44" East 14.00 feet along said line to west Right-Of-Way line of 200 East Street; thence South 01°28'03" West 150.00 feet along said line to the point of beginning.

PARCEL 5:

Lot 4, MARKETPLACE SUBDIVISION, according to the Official Plat thereof as recorded February 28, 2001, as Entry No. 755506, in the Office of the Cache County Recorder, State of Utah.

PARCEL 6:

Benefits, if any, contained in Restriction Agreement and Giant of Easements dated March 19, 2001, by and between Price Development Company, a Maryland limited partnership and Home Depot U.S. A., Inc., a Delaware corporation, recorded March 19, 2001, as Entry No. 756756, in Book 994, at Page 832, of Official Records.

PARCEL 7:

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Benefits, if any, contained in Cross Easement Agreement dated August 31, 2001, by and between Price Development Company, Limited Partnership and CHA Enterprises, Inc., recorded January 30, 2002, as Entry No. 780028, in Book 1076, at Page 390, of Official Records.

PARCEL 8:

Benefits, if any, contained in Cross Easement Agreement dated April 4, 2002, by and between Price Development Company, Limited Partnership, a Maryland limited partnership and Home Depot, U.S.A., Inc. a Delaware corporation and Paul Duree, Paul R. Willie and Mountain Dell Ranch Ltd Partnership, Paul R. Willie, General Partner, recorded April 11, 2002, as Entry No, 785537, in Book 1093, at Page 588, of Official Records.

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