

Recorded at the Request of

Cottonwood Title Insurance Agency  
1996 East 6400 South, Suite 120  
Salt Lake City, UT 84121  
**CT 81128- AF**

Mail Tax Notice to:

600 West 2700 South  
Attn: Aquila Partners, LLC  
South Salt Lake, Utah 84115  
Attn: Eric Baughman

12219687  
2/9/2016 1:55:00 PM \$16.00  
Book - 10401 Pg - 8025-8028  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

Space above for County Recorder's use

PARCEL I.D. No. 15-24-351-016

### **SPECIAL WARRANTY DEED**

GIBBONS REALTY COMPANY, a Utah corporation, Grantor, of 3098 South Highland Drive # 350, Salt Lake City, Utah 84106, hereby CONVEYS AND WARRANTS against all who claim by, through or under the Grantor, to AQUILA PARTNERS, LLC, a Utah limited liability company, Grantee, of 600 West 2700 South, South Salt Lake, Utah 84115 for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to real property taxes and assessments for the year 2016 and thereafter and the items described on Exhibit "B" attached hereto.

[Signatures and Acknowledgments Follow]

1360326



EXHIBIT "A"

(Legal Description)

Beginning at a point on the West line of 600 West Street, said point being East 937.03 feet and North 173.42 feet from the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point of beginning also being South 00°03'00" West 341.30 feet and North 89°57'23" West from the street monument found at the intersection of 2700 South Street and 600 West Street and running thence Northwesterly 433.40 feet along the arc of a 345.27 foot radius curve to the right (center bears North 12°18'49" East and the chord bears North 41°43'36" West 405.50 feet with a central angle of 71°55'11") along the East line of the South Pacific Railroad Spur; thence North 05°46'00" West 68.82 feet along the East line of said South Pacific Railroad Spur; thence Northerly 305.57 feet along the arc of a 5,715.65 foot radius curve to the right (center bears North 84°14'00" East and the chord bears North 04°14'06" West 305.54 feet with a central angle of 03°03'47") along the East line of said South Pacific Railroad Spur; thence North 85°38'15" East 300.84 feet to a point on the West line of 600 West Street; thence South 00°03'00" West 698.68 feet along the West line of 600 West Street back to the point of beginning.

## EXHIBIT B

### Permitted Exceptions

1. A perpetual easement and right of way and right to place, lay, bury, construct, install, operate, repair, maintain (including aerial patrol), renew, rebuild, replace, upgrade, expand, relocate and remove fiber optic cables, copper cables, coaxial cables or other cables through which voice, data, video or other signals are transmitted, conduits, inner ducts, hand holes, splice vaults, poles, optical or electronic equipment, regenerator huts, marker posts or signs, and other related facilities appropriate for installation, use, or maintenance of such cables as evidenced in that certain Easement Deed by Court Order in Settlement of Landowner Action, dated August 9, 2013 and recorded September 24, 2013 as Entry No. 11729918 in Book 10180 at Page 1.
2. Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded April 25, 2013, as Entry No. 11626569, in Book 10131, at Page 3298.