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Gary W. Ott
Recorder, Salt Lake County, UT
LANDMARK TITLE
BY: eCASH, DEPUTY - EF 4 P.

When Recorded, Mail To:

Rob Alston
Jones Waldo Holbrook & McDonough PC
170 South Main Street, Suite 1500
Salt Lake City, UT 84101

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

HENRIKSEN-BUTLER PROPERTIES, INC., a Utah corporation, whose address is 249 South 400 East, Salt Lake City, Utah 84111 ("**Grantor**"), hereby conveys and warrants, against those claiming by, through or under Grantor, to HB REAL PROPERTIES, LLC, a Utah limited liability company, whose address is 249 South 400 East, Salt Lake City, Utah 84111 ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor's right, title and interest in and to the following described real property, together with all appurtenances, buildings and improvements thereon, situated in Salt Lake County, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein (the "**Property**");

SUBJECT TO (1) real property taxes payable for the year 2011 and thereafter; and (2) the exceptions set forth on Exhibit B attached hereto and made a part hereof by reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging unto the Grantee, and its successors and assigns, forever. The Grantor does hereby covenant to and with the Grantee, that the Grantee is the fee owner in fee simple to the Property and that the Grantor will warrant and defend the same from all lawful claims whatsoever arising by, through or under the Grantor, subject only to the Permitted Exceptions.

[Signature and Acknowledgment on Following Page]

WITNESS the hand of said Grantor, this 5th day of August, 2011.

GRANTOR:

Henriksen-Butler Properties, Inc.,
a Utah corporation

By: Steven E. Butler
Its: Vice President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 4th day of August, 2011, personally appeared before me Steven E. Butler known or satisfactorily proved to me to be the Vice President of Henriksen-Butler Properties, Inc., a Utah corporation, who acknowledged to me that he signed the foregoing instrument on behalf of said corporation.



Joan M. Pearson
Notary Public

My Commission Expires:

5/7/2012

EXHIBIT A TO DEED

Legal Description of the Property

The Property referred to in this Special Warranty Deed is located in Salt Lake County, Utah, and is described as follows:

Parcel 1:

Commencing at the Northwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence East 20 rods; thence South 5 rods; thence West 20 rods; thence North 5 rods to the point of beginning.

Parcel 2:

Commencing 5 rods South of the Northwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence South 2.5 rods; thence East 10 rods; thence North 2.5 rods; thence West 10 rods to the place of beginning.

Parcel 3:

Commencing at the Southwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence North 2.5 rods; thence East 10 rods; thence South 2.5 rods; thence West 10 rods to the place of beginning.

Tax ID Nos. 16-06-253-017; 16-06-253-018; 16-06-253-019

EXHIBIT B TO DEED

Permitted Exceptions

1. A right-of-way and/or easement in favor of MOUNTAIN FUEL SUPPLY COMPANY to lay, maintain, operate, repair, remove and replace lines, gates and gate boxes for transportation of gas, with other recited rights, terms and conditions, as constructed on or across the property herein described but not specifically defined as to exact location as created by Right Of Way Grant, dated January 23, 1951, and recorded February 5, 1951 as Entry No. 1233437 in Book 834 at Page 22 of the Official Records.
2. Notice Of Historic Designation dated August 23, 2005, and recorded August 24, 2005 as Entry No. 9469905, in Book 9178, at Page 1413 of the Official Records.
3. Memorandum Of Lease, dated May 11, 1999, and recorded June 8, 1999, in Book 8284, at Page 4440 of the Official Records, which discloses the existence of a Lease dated May 11, 1999, executed by HENRIKSEN-BUTLER PROPERTIES, INC. as Lessor, and by HENRIKSEN-BUTLER DESIGN GROUP, LLC as Lessee.