

Founders Title Company 00078686

MAIL TAX NOTICE TO:
1700 Investments, LLC
1207 South Main Street
Salt Lake City, UT 84111

11730011
9/24/2013 4:07:00 PM \$10.00
Book - 10180 Pg - 463
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 1 P.

Special Warranty Deed

MILLER FAMILY REAL ESTATE, LLC,

of Sandy, County of SALT LAKE, State of UTAH, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to

1700 INVESTMENTS, LLC, a Utah limited liability company,

of 1207 South Main Street Salt Lake City, UT 84111 Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in SALT LAKE, State of UTAH:

Beginning on the South right of way line of 1700 South Street at a point South 89°59'39" West 171.69 feet along the lot line between the Northeast corner and the Northwest corner of Lot 12, Block 1, Five Acre Plat B, Big Field Survey, and South 47°42'00" West 7.37 feet from said Northeast corner; thence North 89°59'39" East 59.44 feet along said right of way line to the Southeasterly right of way line of an existing 40 foot railroad right of way; thence South 47°42'00" West 485.54 feet along said right of way line and along the Northwesterly boundary line of the 17th South Industrial Park to the point of tangency with a 922.29 foot radius curve to the left; thence Southwesterly 311.58 feet along said right of way line and said boundary line and along the arc of said curve to the left (Note: Long Chord bears South 38°01'18" West 310.10 feet); thence North 89°10'00" West 44.85 feet to the existing Northwesterly railroad right of way line; thence North 00°03'30" East 573.04 feet to said 1700 South Street right of way line; thence South 89°38'10" East 416.82 feet along said right of way line; thence North 89°59'39" East 118.14 feet along said South right of way line to the point of beginning.

Excepting and reserving all oil, gas, and other minerals of every kind and description underlying the surface of the subject property.

The following is shown for information purposes only: Tax Parcel No. 15-13-303-007

WITNESS, the hand of said Grantor, this 20th of September, A.D., 2013

Miller Family Real Estate, LLC

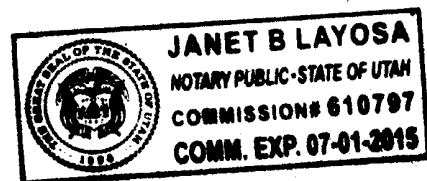
By: Gregory S. Miller, Operating Manager

STATE OF UTAH
COUNTY OF SALT LAKE)

On the 20th day of September 2013, before me, the undersigned Notary Public, personally appeared Gregory S. Miller, Operating Manager of Miller Family Real Estate, LLC, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Janet B. Layosa
NOTARY PUBLIC

SWS Vision Form SDD03UT Rev. 5/08/97



WHEN RECORDED, MAIL TO:
1700 South Investments LLC
1207 South Main Street
Salt Lake City, Utah 84111
Parcel No. 15-13-304-004

11950696
11/24/2014 10:47:00 AM \$18.00
Book - 10276 Pg - 7254-7257
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 4 P.

F-85842F

**WARRANTY DEED
With Easement Reservation**

SALT LAKE CITY CORPORATION, a Utah municipal corporation, as "GRANTOR", hereby conveys and warrants to **1700 Investments, LLC**, a Utah limited liability company, as "GRANTEE", for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of its interest in the following described tract of land situated in Salt Lake County, State of Utah, to-wit:

See legal description attached as Exhibit A

EXCEPTING AND RESERVING unto Grantor over the Southerly 20 feet of the property described in Exhibit A and more particularly described on Exhibit A-1 attached hereto ("Easement Property") for the construction, operation, and continued maintenance, repair, alteration, inspection and replacement of sewer and storm sewer mains, together with all facilities attendant thereto, including any and all other related equipment and improvements (collectively, the "Facilities"), in, upon, over, under, across and through that certain real property together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby reserved, and all rights and privileges incident thereto (collectively, the "Easement").

Without limiting the generality of the foregoing, Grantor does hereby reserve unto itself the Easement as follows, along with the following restrictions:

1. Grantee may construct improvements or landscaping (except for trees and permanent structures or buildings) within the easement as long as such improvements do not interfere with the Grantors access and use of the Easement.
2. Grantor shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with the Grantor's use, occupation or enjoyment of this Easement, without liability to Grantee, and without any obligation of restoration or compensation except as to existing improvements as of this date,
3. Grantor shall be entitled to unrestricted 24-hour per day, 365-days per year access to the Easement Property for all purposes related to the ownership, operation, maintenance, alteration, repair, inspection and replacement of the Facilities.

RECORDED

OCT 07 2014

CITY RECORDER

**PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
PO. BOX 145515
SALT LAKE CITY, UTAH 84114-5515**

SUBJECT TO Grantor retaining any and all water rights pertaining to the above described Property.
SUBJECT TO all other existing rights-of-way and easements of all public utilities of any and every description now located on, in, under or over the confines of the above-described property.
SUBJECT TO any existing rights-of-way or easements of private third parties.

DATED this 6 day of October, 2014.

RECORDED
OCT 07 2014
CITY RECORDER



SALT LAKE CITY CORPORATION

By [Signature]
Mayor

ATTEST & COUNTERS

APPROVED AS TO FORM:
Salt Lake City Attorney's office

[Signature]
Deputy
CITY RECORDER

BY [Signature]
Dated 10/2/14

STATE OF UTAH)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 6th day of October, 2014, by RALPH BECKER in his capacity as Mayor of SALT LAKE CITY CORPORATION, a Utah municipal corporation.



[Signature]
NOTARY PUBLIC, Residing in
Salt Lake County, Utah

ex: 12/17/17 Salt Lake County
STATE OF UTAH)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 7th day of OCT., 2014, by [Signature] in her capacity as City Recorder of SALT LAKE CITY CORPORATION, a Utah municipal corporation.

[Signature]
NOTARY PUBLIC, Residing in
Salt Lake County, Utah

PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
P.O. BOX 145515
SALT LAKE CITY, UTAH 84114-5515



Exhibit "A"

A parcel of land located in Lots 12 and 13, Block 1, Five Acre Plat B, Salt Lake City Survey a part of the Southwest of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 89°59'39" West 114.49 feet along the north line of Lot 12, Block 1, Five Acre Plat B, Salt Lake City Survey and South 47°42'00" West 231.84 feet from the Northeast Corner of said Lot 12, and thence South 00°00'21" East 151.05 feet to the north line of Lot 5, 17th South Industrial Park, a subdivision recorded November 24, 1995 as Entry No. 6220553 in Book 95-11P at Page 330 of the Salt Lake County records; thence along said line South 89°59'39" West 166.04 feet to the east line of property described in that certain Special Warranty Deed recorded September 24, 2013 as Entry No. 11730011 in Book 10180 at Page 463 of said records; thence North 47°42'00" East along said line 224.47 feet to the POINT OF BEGINNING. Said parcel contains 12,540 square feet or 0.29 acres, more or less.

Exhibit "A-1"

A permanent easement located in Lots 12 and 13, Block 1, Five Acre Plat B, Salt Lake City Survey a part of the Southwest of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the north line of Lot 5, 17th South Industrial Park, a subdivision recorded November 24, 1995 as Entry No. 6220553 in Book 95-11P at Page 330 of the Salt Lake County records, said point being South 89°59'39" West 248.24 feet along said line from the Northeast Corner of said Lot, and thence continuing along said line South 89°59'39" West 159.63 feet; thence North 00°00'21" West 10.00 feet to a point 10.00 feet perpendicularly distant northerly of said line; thence parallel to said line North 89°59'39" East 138.18 feet; thence North 00°00'21" West 10.00 feet to a point 20.00 feet perpendicularly distant northerly of said line; thence parallel to said line North 89°59'39" East 21.45 feet; thence South 00°00'21" East 20.00 feet to the POINT OF BEGINNING. Said easement encompasses 1,810 square feet or 0.04 acres, more or less.

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