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2/28/2014 12:56:00 PM \$16.00  
Book - 10214 Pg - 2589-2591  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

**When Recorded Mail This Deed To:**

Sports Park Plaza, LLC  
6382 Shenandoah Park Avenue  
Salt Lake City, Utah 84121

**Mail Tax Notice to:**

Sports Park Plaza, LLC  
6382 Shenandoah Park Avenue  
Salt Lake City, Utah 84121

Tax Parcel Nos.: 22-08-380-054

NCS-497869-AI

(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

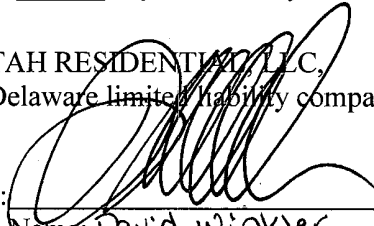
UTAH RESIDENTIAL, LLC, a Delaware limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto SPORTS PARK PLAZA, LLC, a Utah limited liability company, Grantee, whose current address is 6382 Shenandoah Park Avenue, Salt Lake City, Utah 84121, the following described real property in Salt Lake County, State of Utah, to-wit:

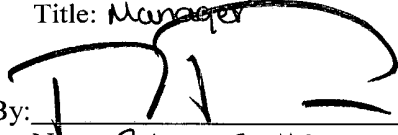
See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property other than: (1) any and all any mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (2) any tax or judgment liens arising by, through or under Grantor.

WITNESS, the hand of said Grantor, this 24<sup>th</sup> day of February, 2014.

UTAH RESIDENTIAL, LLC,  
a Delaware limited liability company

By:   
Name: David Winkler  
Title: Manager

By:   
Name: Robert Tomlinson  
Title: Manager

STATE OF CALIFORNIA  
COUNTY OF San Diego ss.

*Julianne Tyler,*

On February 24, 2014, before me, <sup>↑</sup> Notary Public, personally appeared David Winkler, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 *Julianne Tyler*



My commission expires Mar 1, 2014

STATE OF CALIFORNIA  
COUNTY OF San Diego ss.

*Julianne Tyler,*

On February 24, 2014, before me, <sup>↑</sup> Notary Public, personally appeared Robert Tomlinson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 *Julianne Tyler*



My commission expires Mar 1, 2014

EXHIBIT "A"  
TO  
SPECIAL WARRANTY DEED

**Legal Description of the Real Property**

PARCEL 1:

Beginning at a point which is South 89°47'43" West 834.09 feet and North 0°04'30" West 630.09 feet and South 88°53'00" East 375.00 feet from the South Quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 88°53'00" East 169.51 feet; thence South 89°19'10" East 100.249 feet; thence South 403.154 feet; thence South 89°55'30" West 202.10 feet; thence North 0°04'30" West 140.00 feet; thence North 62°51'32" West 39.36 feet; thence South 89°55'30" West 32.08 feet; thence North 0°04'30" West 250.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the above described property lying within 960 East Street, as shown on the dedication plat for 960 East Street recorded October 9, 1996, as Entry No. 6477001, in Book 96-10P of Plats, at Page 333, Salt Lake County Recorder's Office.

PARCEL 2:

TOGETHER WITH a right of way for ingress and egress over the following described property:

Beginning at a point which is South 89°47'43" West 834.09 feet and North 0°04'30" West 422.29 feet from the South Quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°55'30" East 374.92 feet; thence South 0°04'30" East 50.00 feet; thence South 89°55'30" West 374.92 feet; thence North 0°04'30" West 50.00 feet to the point of beginning.

ALSO:

Beginning at a point which is South 89°47'43" West 834.09 feet and North 0°04'30" West 422.29 feet from the South Quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°55'30" West 20.00 feet; thence South 0°04'30" East 50.00 feet; thence North 89°55'30" East 20.00 feet; thence North 0°04'30" West 50.00 feet to the point of beginning.

Tax Parcel No. 22-08-380-054