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Gary W. Ott
Recorder, Salt Lake County, UT
UNITED TITLE SERVICES SO UTAH
BY: eCASH, DEPUTY - EF 3 P.

30697

WHEN RECORDED MAIL TO:
SHRIJI HOSPITALITY LLC
5575 WEST AMELIA EARHART DR.
SALT LAKE CITY, UT 84116

SPECIAL WARRANTY DEED

PAVILION INN, INC., A UTAH CORPORATION

Grantor,

of NEWPORT BEACH, County of ORANGE, State of CA hereby CONVEYS and WARRANTS against all claiming by, through or under it to:

SHRIJI HOSPITALITY LLC , A UTAH LIMITED LIABILITY COMPANY

Grantee,

of SALT LAKE CITY, County of SALT LAKE, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of UT, to-wit

(21-12-376-011-0000)

BEGINNING AT A POINT ON THE NORTH LINE OF 5300 SOUTH STREET AND THE EAST LINE OF COLLEGE DRIVE, SAID POINT GIVEN AS NORTH 489.439 FEET AND WEST 1142.840 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 09°44'45" WEST 19.00 FEET; THENCE NORTHEASTERLY 162.34 FEET ALONG THE ARC OF A 293.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 6°07'38" EAST 160.27 FEET); THENCE NORTHERLY 277.802 FEET ALONG THE ARC OF A 337.00 FOOT RADIUS CURVE TO THE LEFT (CHORDS BEARS NORTH 1°36'56" WEST 270.003 FEET); THENCE NORTH 88°33'52" EAST 179.06 FEET; THENCE SOUTH 41°00'00" EAST 63.00 FEET; THENCE SOUTH 1°26'08" EAST 230.00 FEET; THENCE SOUTH 82°24'27" WEST 1.478 FEET; THENCE SOUTH 1°23'33" EAST 134.613 FEET TO THE NORTH LINE OF 5300 SOUTH STREET; THENCE SOUTH 80°15'15" WEST 237.611 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.


LESS AND EXCEPTING THAT PORTION OF THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED AUGUST 10, 1990, AS ENTRY NO. 4951415, IN BOOK 6243, AT PAGE 2111, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF COLLEGE DRIVE AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 937.419 FEET NORTH AND 1136.56 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 88°33'52" EAST 20.00 FEET; THENCE SOUTH 32°31'25" WEST 22.34 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF COLLEGE DRIVE; THENCE NORTHWESTERLY 20.00 FEET ALONG THE ARC OF A 337.00 FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 23°31'51" WEST FOR A DISTANCE OF 19.99 FEET) TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2014 taxes and thereafter.

WITNESS the hand of said grantor, this August 18, 2014

PAVILION INN, INC.


BY: LOUIS COHEN, PRESIDENT

State of **STATE OF CALIFORNIA**
COUNTY OF ORANGE ss.
County of)

On the August 18, 2014 before me a Notary Public, Personally Appeared LOUIS COHEN, PRESIDENT OF PAVILION INN, INC., A UTAH CORPORATION personally known to me (or proved to me in 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 same.

WITNESS my hand and Official Seal.

**SEE ATTACHED
NOTARIAL CERTIFICATE**

Notary Public Sean Angier
My Commission Expires: 01-03-2018

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

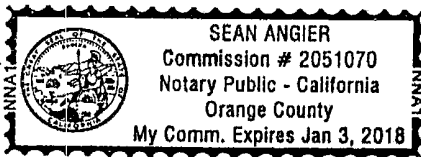
State of California

County of Orange

On August 18, 2014 before me, Sean Angier, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Louis Cohen
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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sean Angier
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: _____ Number of Pages: _____

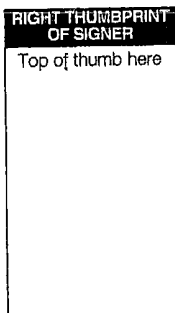
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

