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GARY W. OTT

RECORDER, SALT LAKE COUNTY, UTAH

NATIONAL TITLE AGENCY LLC

5295 S COMMERCE DR #250

MURRAY UT 84107

BY: HNP, DEPUTY - MA 3 P.

When Recorded, Mail to:

COWBOY THEATRE HOUSING PARTNERS, LLC  
6440 S. Wasatch Blvd., Suite 100  
Salt Lake City, Utah 84121

Parcel Nos. 16-05-279-001  
16-04-151-001

### SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, UNIVERSITY HOUSE VENTURE, LLC, a Utah limited liability company ("Grantor"), does hereby convey to COWBOY THEATRE HOUSING PARTNERS, LLC, a Utah limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Salt Lake County, Utah, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF.

*SOL4547*  
SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

21 IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this day of June, 2010.

GRANTOR:

UNIVERSITY HOUSE VENTURE, LLC, a  
Utah limited liability company

By:

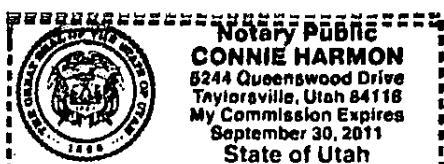
  
Robert W. Moore, Manager

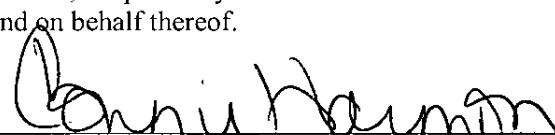
By:

  
Robert L. Bunnell, Member

STATE OF UTAH )  
ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2010, by Robert W. Moore and Robert L. Bunnell, the Manager and a member, respectively of UNIVERSITY HOUSE VENTURE, LLC, a Utah limited liability company, for and on behalf thereof.



  
Notary Public

**Exhibit A to Deed**

**Legal Description**

Real Property located in Salt Lake County, State of Utah, more particularly described as follows: to-wit:

Parcel 1:

Beginning at the Northwest corner of Lot 5, Block 25, Plat "F", SALT LAKE CITY SURVEY; and running thence North 89°58'13" East 124.55 feet; thence South 0°29'59" East 55 feet; thence North 89°58'13" West 125.03 feet; thence North 55 feet to beginning.

(16-05-279-001)

Parcel 2:

Beginning at a point on the North line of Lot No. 5, Block No. 25, Plat "F", SALT LAKE CITY SURVEY; said point being North 89°58'13" East 124.55 feet from the Northwest corner of said Lot No. 5 and running thence North 89°58'13" East along the North line of said Lot No. 5, 40.45 feet; thence South 0°00'15" West parallel to the West line of said Lot No. 5, 55.0 feet; thence South 89°58'13" West parallel to the North line of said Lot No. 5, 39.97 feet; thence North 00°29'59" West 55.00 feet to the point of beginning.

(16-04-151-001)

## **Exhibit B to Deed**

### **Permitted Exceptions**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. (Affects Parcel 1)  
Taxes for the year 2010 now a lien, not yet due. Tax Parcel No. 16-05-279-001-0000.
8. (Affects Parcel 2)  
Taxes for the year 2010 now a lien, not yet due. Tax Parcel No. 16-04-151-001-0000.
9. Any charge upon the land by reason of its inclusion in Salt Lake City.
10. Resolution No. 52 of 1993, a Resolution to create Salt Lake City, Utah Special Improvement District No. 40-R-19, recorded May 21, 1993 as Entry No. 5508394 in Book 6667 at Page 835 of Official Records.
11. Ordinance No. 42 of 1995, confirming the assessment rolls and levying an assessment against certain properties in Special Improvement District 40-R-19, recorded May 30, 1995 as Entry No. 6089974 in Book 7159 at Page 436 of Official Records.
12. Notice of Location Within an Historic District recorded October 26, 1995 as Entry No. 6197982 in Book 7256 at Page 1185 of Official Records.
13. Grant of Easement by and between University House Ventures (1318 East 200 South) and University House Ventures (1310 East 200 South), recorded February 28, 1994 as Entry No. 5750227 in Book 6881 at Page 2476 of Official Records.