

After Recording, Return To:  
333 South State, LLC  
c/o John A. Dahlstrom Jr.  
175 East 400 South, Suite 150  
Salt Lake City, Utah 84111

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06/25/2010 03:38 PM \$14.00  
Book - 9835 Pg - 8447-8449  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
333 S STATE LLC  
C/O JOHN A DAHLSTROM JR  
175 E 400 S STE 150  
SLC UT 84111  
BY: HNP, DEPUTY - WI 3 P.

Parcel I.D. # 16-06-305-029

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 25<sup>th</sup> day of June, 2010, between CITY CENTRE DEVELOPMENT, LLC, a Utah limited liability company and 333 SOUTH STATE, LLC, a Utah limited liability company, Grantee:

**WITNESSETH**

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors, heirs and assigns:

All that tract or parcel of land more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, hereditaments and appurtenances thereof, to the same being, belonging, or in anywise appertaining, including, without limitation, any and all rights of ingress, egress and access together with any rights in adjacent streets and alleyways, to the only proper use, benefit and behalf of the said Grantee, its successors, heirs and assigns, forever, in Fee Simple.

AND THE SAID Grantor, for his/her/its successors, heirs, and assigns will warrant and forever defend the right and title to the above-described property, unto the said Grantee, its successors, heirs and assigns, against the claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.



EXHIBIT A

LEGAL DESCRIPTION

Property: 333 South State Street, Salt Lake City, Utah

A parcel of land located in Block 53, Plat A, Salt Lake City Survey, said parcel being more particularly described as follows:

Beginning at a point on the West Line of said Block 53, said point being N00°02'14"W 237.43 feet, along the West Line of said Block 53, from the Southwest Corner of Lot 2 of said Block 53, and running thence, along said West Line of Block 53, N00°02'14"W 257.78 feet; thence N89°57'25"E 165.08 feet; thence S00°02'16"E 65.03 feet; thence N89°57'26"E 182.72 feet to the West Boundary Line of The Metro Condominium Plat as recorded in the Salt Lake County Recorder's Office; thence, along said West Boundary Line of The Metro Condominium Plat and the City Centre One Parcel S00°02'31"E 193.01 feet; thence West 347.81 feet to the Point of Beginning.

Contains: 77,818 SF or 1.79 Acres.