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11/28/2012 1:06:00 PM \$25.00  
Book - 10081 Pg - 7927-7928  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
560 South 300 East  
Salt Lake City, UT 84111  
(801)536-3100  
AFTER RECORDING RETURN TO:  
Lotus BlueKoi, LLC  
770 E. South Temple, Ste 150  
Salt Lake City, UT 84102

*SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No: **NCS-548524-SLC1 (cp)**  
A.P.N.: **16-17-182-007-0000 & 16-17-326-019**

**John Robinson, Successor Trustee of the M. Elizabeth Gardiner Trust, dated September 01, 1967**, Grantor, of **Salt Lake City , Salt Lake** County, State of **Utah**, hereby CONVEY AND WARRANT to

**Lotus BlueKoi, LLC, a Utah limited liability company**, Grantee, of **Salt Lake City , Salt Lake** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

**PARCEL 1:**

**THE WEST 57 FEET OF LOTS 1, 2, 3 AND 4, AND ALL OF LOTS 5, 6, 7, AND 8, AND THE NORTH 8.1 FEET OF LOT 9, BLOCK 1, PARADISE ADDITION, A SUBDIVISION OF LOTS 8, 9, 10, 11, 12 AND 13, BLOCK 2, FIVE ACRE PLAT "A", BIG FIELD SURVEY.**

**PARCEL 2:**

**THE EAST 100 FEET OF LOTS 1, 2, 3 AND 4, BLOCK 1, PARADISE ADDITION, A SUBDIVISION OF LOTS 8, 9, 10, 11, 12 AND 13, BLOCK 2, FIVE ACRE PLAT "A" BIG FIELD SURVEY.**

**LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY CONVEYED TO SALT LAKE CITY CORPORATION IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2008 AS ENTRY NO. 10563813, IN BOOK 9659, PAGE 5433 OF OFFICIAL RECORDS.  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**(BASIS OF BEARING IS SOUTH 00° 01' 00" EAST FROM 900 SOUTH STREET TO 2100 SOUTH STREET MONUMENTS ALONG 900 EAST STREET.)**

**BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PARADISE ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE WEST RIGHT OF WAY LINE OF 900 EAST STREET SOUTH 00° 00' 52" EAST 13.95 FEET; THENCE SOUTH 89° 59' 08" WEST 0.38 FEET; THENCE NORTH 00° 06' 07" EAST 9.60 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 5.91 FEET ALONG THE ARC OF A 4.50 FOOT RADIUS CURVE TO THE LEFT TO A POINT OF NON-TANGENCY WHICH IS ON THE SOUTH RIGHT OF WAY LINE OF 1700 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89° 55' 02" EAST 3.70 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 27<sup>th</sup>, 2012**.

M. Elizabeth Gardiner Trust, dated  
September 01, 1967

John Robinson  
John Robinson, Successor Trustee

STATE OF Utah )  
County of Salt Lake )ss.

On this 27 day of November, 2012, before me, the undersigned Notary Public, personally appeared **John Robinson**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires:

Cathy C Prestwich  
Notary Public

