

When Recorded mail to:

Cornerstone Title Holder LLC

1389 Center Drive, Ste 360

Park City, Utah 84098

11803759

2/12/2014 3:38:00 PM \$16.00

Book - 10210 Pg - 9308-9310

Gary W. Ott

Recorder, Salt Lake County, UT

NATIONAL TITLE AGCY OF UT INC

BY: eCASH, DEPUTY - EF 3 P.

Escrow No. 13-1051

Special Warranty Deed

EsNet Properties, L.C., a Utah limited liability company, GRANTOR, of 5255 North Edgewood Drive, Suite 200, City of Provo, State of Utah hereby conveys and warrants against all claiming by, through or under it to **Cornerstone Title Holder LLC, a Delaware limited liability company**, of 1389 Center Drive, Suite 360, Park City, Utah 84098, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah:

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

Tax Identification No.: 22-23-151-023-0000, 22-23-151-022-0000, 22-23-151-021-0000 and 22-23-151-020-0000

SUBJECT TO easements, covenants, restrictions, rights-of-way and reservations appearing of record, and taxes for the year 2014, and thereafter.

WITNESS the hand of said GRANTOR, this 12th day of February, 2014.

EsNet Properties, L.C., a Utah limited liability company

By: EsNet, Ltd., a Utah limited partnership

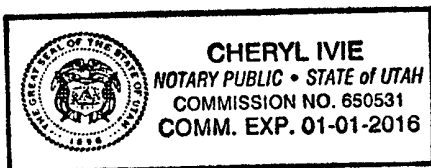
By:

Daniel W. Campbell
Name: Daniel W. Campbell
Its: Managing General Partner

State of Utah)
)ss.

County of Utah)

On the 12th day of February, A.D. 2014, personally appeared before me Daniel W. Campbell, who being by me duly sworn, did say that he/she is a General Partner of EsNet, Ltd., a Utah General Partnership, and that the foregoing instrument was signed in behalf of its Partnership in its capacity as Member/Manager of EsNet Properties, L.C., a Utah limited liability company and the said Daniel W. Campbell acknowledged to me that he/she executed the same.



Cheryl Ivie
NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at the West quarter corner of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running North 0°08'51" East along the section line 483.00 feet; thence South 89°49'13" East 719.21 feet; thence Northeasterly 93.94 feet along the arc of a 835.00 foot radius curve to the left, (center bears North 0°10'47" East and the long chord bears North 86°57'25" East 93.89 feet with a central angle of 6°26'45"); thence South 0°10'47" West 283.28 feet; thence North 89°49'13" West 29.54 feet; thence South 0°10'47" West 202.54 feet; thence West 783.14 feet along the North line of MILL HOLLOW ESTATES PLAT "F" as recorded with the Salt Lake County Recorder, and along the quarter section line to the point of beginning.

PARCEL 2: (Cottonwood Corporate Center Common Roadway)

A perpetual, non-exclusive right-of way and easement for vehicular and pedestrian ingress and egress, appurtenant to Parcel 1, established pursuant to the provisions of that certain Declaration of Easements, Covenants and Restrictions recorded January 17, 1996 as Entry No. 6259074 in book 7311 at Page 821 of the official records of the Salt Lake County Recorder, as amended by a First Amendment to Declaration of Easements, Covenants and Restrictions recorded July 3, 1996 as Entry No. 6398547 in Book 7437 at Page 265 of the official records of the Salt Lake County Recorder, by a Second Amendment to Declaration of Easements, Covenants and Restrictions recorded May 2, 1997 as Entry No. 6635821 in Book 7658 at Page 2663 of the official records of the Salt Lake County Recorder, and by a Third Amendment to Declaration of Easements, Covenants and Restrictions recorded July 22, 1997 as Entry No. 6696465 in Book 7718 at Page 980 of the official records of the Salt Lake County Recorder, over the following described property:

Beginning at a point which is North 0°08'51" East along the section line 447.50 feet and South 89°49'13" East 50.00 feet from the West quarter corner of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°08'51" East 71.00 feet; thence South 89°49'13" East 669.22 feet; thence North 0°10'47" East 12.00 feet to a point of a 787.50 foot radius curve to the left, the chord of which bears North 72°37'45" East; thence Easterly along the arc of said curve and through a central angle of 35°06'03" a distance of 482.44 feet to a point of tangency; thence North 55°04'44" East 161.13 feet to a point of a 257.50 foot radius curve to the right, the chord of which bears South 81°12'57" East; thence Easterly along the arc of said curve and through a central angle of 87°24'39" a distance of 392.84 feet to a point of tangency; thence South 37°30'37" East 388.28 feet to a point of a 282.50 foot radius curve to the left, the chord of which bears South 57°30'40" East; thence Southeasterly along the arc of said curve and through a central angle of 40°00'07" a distance of 197.23 feet to a point of tangency; thence South 77°30'44" East 203.08 feet; thence South 35°38'28" East 52.78 feet to the West right-of-way line of 3000 East Street; thence South 12°27'22" West along said West line 71.77 feet; thence North 77°30'44" West 147.86 feet to a point of a 693.16 foot radius curve to the right, the chord of which bears North 71°09'19" West; thence Northwesterly

along the arc of said curve and through a central angle of 13°28'28" a distance of 163.01 feet to a point of a compound curve to the right, the radius point of which is North 22°43'23" East 377.50 feet; thence Northwesterly along the arc of said curve and through a central angle of 29°46' a distance of 196.12 feet to a point of tangency; thence North 37°30'37" West 388.28 feet to a point of a 162.50 foot radius curve to the left, the chord of which bears North 81°12'57" West; thence Westerly along the arc of said curve and through a central angle of 87°24'39" a distance of 247.91 feet to a point of tangency; thence South 55°04'44" West 161.13 feet to a point of a 882.50 foot radius curve to the right, the chord of which bears South 72°37'45" West; thence Westerly along the arc of said curve and through a central angle of 35°06'03" a distance of 540.64 feet to a point of tangency; thence North 89°49'13" West 441.91 feet; thence North 0°10'47" East 12.00 feet; thence North 89°49'13" West 227.27 feet to the point of beginning.

PARCEL 3:

Reciprocal access easements created pursuant to that certain Amended and Restated Agreement Regarding Access dated as of May 30, 2013 by and between Regence BlueCross BlueShield of Utah and Cottonwood Partners Management Ltd., and recorded on May 30, 2013 as Entry No 11652787 in Book 10144 at Page 640 of Official Records.

NOTE: Tax Identification Numbers: 22-23-151-020-0000, 22-23-151-021-0000, 22-23-151-022-0000 and 22-23-151-023-0000 will be collectively assessed in the year 2014 as Parcel 22-23-151-029-0000