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2/26/2015 2:52:00 PM \$18.00
Book - 10299 Pg - 6925-6929
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:
ACJ Property, LLC
6162 South 350 West
Salt Lake City, Utah 84107

APN: 26-11-151-004-0000

Esc. 712230-CP

SPECIAL WARRANTY DEED

WADSWORTH BINGHAM LOT 31B, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants against all claiming by, through or under it, to ACJ PROPERTY, LLC, a Utah limited liability company, Grantee, whose address is 6162 South 350 West, Salt Lake City, Utah 84107, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah (the "Property"):

LOT 31B, AMENDED LOT 31 BINGHAM BUSINESS PARK PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO: (i) taxes and assessments not yet due and payable, (ii) those matters which would be disclosed by an accurate survey of the Property, (iii) recorded reservations, easements, rights-of-way, declarations, covenants, conditions and restrictions, including without limitation those certain permitted encumbrances described on Exhibit "A" attached hereto and incorporated by reference herein.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

[Signatures follow on next page.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this ___ day of February, 2015.

WADSWORTH BINGHAM LOT 31B, LLC,
A Utah limited liability company

By: Wadsworth & Sons II, LLC
A Utah limited liability company
Its: Manager

By: _____
Kip L. Wadsworth, Executive Manager

By: _____
Con L. Wadsworth, Operations Manager

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

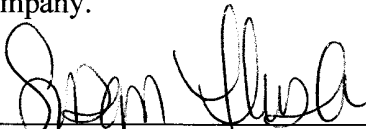
The foregoing instrument was acknowledged before me this 24 day of February, 2015, by Kip L. Wadsworth, Executive Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, which is the Manager of Wadsworth Bingham Lot 31B, LLC, a Utah limited liability company.

Notary Public
My commission expires: 10/11/15



STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 24 day of February, 2015, by Con L. Wadsworth, Operations Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, which is the Manager of Wadsworth Bingham Lot 31B, LLC, a Utah limited liability company.



Notary Public
My commission expires: 10/11/15



EXHIBIT "A"
Permitted Encumbrances

1. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded June 27, 2000 as Entry No. 7668499 in Book 8371 at Page 1663 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Supplement No. 1 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded September 19, 2000 as Entry No. 7721491 in Book 8388 at Page 5212 of Official Records.

Supplement No. 2 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded April 18, 2003 as Entry No. 8616880 in Book 8780 at Page 3134 of Official Records.

Supplement No. 3 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded December 31, 2003 as Entry No. 8936967 in Book 8929 at Page 4404 of Official Records.

Supplement No. 4 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded March 11, 2004 as Entry No. 9001558 in Book 8956 at Page 7489 of Official Records.

Supplement No. 5 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded June 18, 2004 as Entry No. 9094394 in Book 9002 at Page 7617 of Official Records.

Supplement No. 6 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded November 18, 2004 as Entry No. 9226251 in Book 9062 at Page 1271 of Official Records.

Supplement No. 7 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded March 09, 2005 as Entry No. 9318253 in Book 9103 at Page 3400 of Official Records.

Supplement No. 8 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded March 14, 2005 as Entry No. 9322226 in Book 9105 at Page 513 of Official Records.

Supplement No. 9 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded November 03, 2005 as Entry No. 9544148 in Book 9213 at Page 1594 of Official Records.

Supplement No. 10 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded December 01, 2005 as Entry No. 9570009 in Book 9225 at Page 333 of Official Records.

Supplement No. 11 to Declaration of Covenants, Conditions and Restrictions for Bingham Business Park, recorded January 03, 2008 as Entry No. 10314629 in Book 9555 at Page 6076 of Official Records.

2. Easements, notes and restrictions as shown on Amended Lot 31 Bingham Business Park Phase 1 subdivision plat recorded May 10, 2011 as Entry No. 11180414 in Book 2011P of Plats at Page 57.