

WHEN RECORDED RETURN TO:

Redevelopment Agency of Salt Lake City
Attn: Executive Director
451 South State Street, Room 404
PO Box 145518
Salt Lake City, Utah 84114-5518

12024055
4/3/2015 12:57:00 PM \$24.00
Book - 10311 Pg - 8580-8584
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

NCS - 658 324 AA

Space above for County Recorder's Use

Tax Parcel Nos. 08-36-206-010-000 and
08-36-206-011-000

WARRANTY DEED

Phyllis R. Selin, also known as Phyllis Selin, an individual, with an address of 2329 South Lake Street, Salt Lake City, Utah 84106, GRANTOR, hereby conveys and warrants to Redevelopment Agency of Salt Lake City, a public agency, with an address of Attn: Executive Director, 451 South State Street, Room 404, Salt Lake City, Utah 84114-5518, GRANTEE, for the sum of \$10.00, the following described real property ("Property") in Salt Lake County, Utah:


See **Exhibit 1** attached hereto and made a part hereof.

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to the Property, including, but not limited to, (a) buildings, structures, fixtures, signs, and other improvements of every kind and nature presently situated on, in, under or about the Property; (b) all easements, rights of way, benefits, and appurtenances running with the Property; and (c) all of Grantor's right, title and interest, if any, in any land (and related improvements) lying in any street, road or avenue in front of, adjacent to, or adjoining, the Property.

Subject to taxes and assessments for the year 2015 and thereafter, and those exceptions to title listed as **Exhibit 2** attached hereto and made a part hereof.

Dated this 3 day of April, 2015.

GRANTOR:



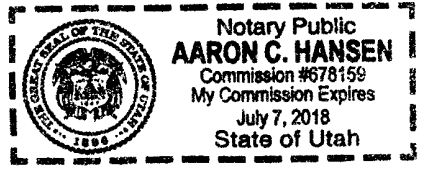
Phyllis R. Selin, aka Phyllis Selin

STATE OF Utah)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 3 day of April, 2015, by Phyllis R. Selin.

Aaron C Hansen
NOTARY PUBLIC
Residing at: S LC, UT

My Commission Expires:
7/7/18



**EXHIBIT 1
TO
WARRANTY DEED**

Legal Description of the Property

The Property referenced in this Warranty Deed is located in Salt Lake County, Utah and is more particularly described as follows:

PARCEL 1:

BEGINNING AT A POINT WHICH IS EAST 20 FEET AND SOUTH 82.5 FEET FROM THE NORTHWEST CORNER OF LOT 2, BLOCK 132, PLAT A, SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 35.25 FEET; THENCE EAST 130 FEET; THENCE NORTH 35.25 FEET; THENCE WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A RIGHT OF WAY FOR INGRESS AND EGRESS OVER, ALONG AND ACROSS THE FOLLOWING:

BEGINNING AT A POINT NORTH 205.25 FEET AND EAST 20 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 132, PLAT A, SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 75 FEET; THENCE NORTH 10 FEET; THENCE WEST 75 FEET THENCE SOUTH 10 FEET TO THE POINT OF BEGINNING.

PARCEL 1B:

A RIGHT OF WAY OVER THE FOLLOWING:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 132, PLAT A, SALT LAKE CITY SURVEY AND BEGINNING THENCE NORTH 165 FEET; THENCE WEST 20 FEET; THENCE NORTH 165 FEET; THENCE EAST 40 FEET; THENCE SOUTH 330 FEET; THENCE WEST 20 FEET TO THE PLACE OF BEGINNING.

PARCEL 1C:

A RIGHT OF WAY OVER THE FOLLOWING:

COMMENCING AT A POINT 20 FEET EAST AND 165 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 132, PLAT A, SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 145 FEET; THENCE NORTH 165 FEET; THENCE WEST 145 FEET; THENCE SOUTH 12 FEET; THENCE EAST 130 FEET; THENCE SOUTH 141 FEET; THENCE WEST 130 FEET; THENCE SOUTH 12 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

COMMENCING 20 FEET EAST AND 177 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 132, PLAT A, SALT LAKE CITY SURVEY, NORTH 35.25 FEET; EAST 130 FEET; SOUTH 35.25 FEET; WEST 130 FEET TO POINT OF BEGINNING.

PARCEL 2A:

A RIGHT OF WAY OVER THE FOLLOWING:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 132, PLAT A, SALT LAKE CITY SURVEY AND BEGINNING THENCE NORTH 165 FEET; THENCE WEST 20 FEET; THENCE NORTH 165 FEET; THENCE EAST 40 FEET; THENCE SOUTH 330 FEET; THENCE WEST 20 FEET TO THE PLACE OF BEGINNING.

PARCEL 2B:

A RIGHT OF WAY OVER THE FOLLOWING:

COMMENCING AT A POINT 20 FEET EAST AND 165 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 132, PLAT A, SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 145 FEET; THENCE NORTH 165 FEET; THENCE WEST 145 FEET; THENCE SOUTH 12 FEET; THENCE EAST 130 FEET; THENCE SOUTH 141 FEET; THENCE WEST 130 FEET; THENCE SOUTH 12 FEET TO THE PLACE OF BEGINNING.

**EXHIBIT 2
TO
WARRANTY DEED**

Permitted Exceptions

1. The land is included within the boundaries of Metropolitan Water District of Salt Lake and Sandy, Central Utah Water Conservancy District, West Capitol Hill Redevelopment Plan and Salt Lake City, and is subject to charges and assessments made thereby.
2. Notice of Location Within an Historic District (Salt Lake City Capitol Hill Historic District) recorded July 3, 1995 as Entry No. 6113553 in Book 7180 at page 2015 of Official Records.
3. Notice of Location Within an Historic District (Salt Lake City Capitol Hill Historic District) recorded August 8, 1995 as Entry No. 6137512 in Book 7202 at page 1282 of Official Records.
4. Notice of Adoption of Redevelopment Plan Entitled “West Capitol Hill Redevelopment Plan” and dated April 4, 1996, recorded July 22, 1996 as Entry No. 6410924 in Book 7448 at page 960 of Official Records.
5. Salt Lake City Ordinance No. 92 of 1999 (Enacting the Capitol Hill Community Master Plan) recorded November 29, 1999 as Entry No. 7522327 in Book 8326 at Page 75 of Official Records.
6. Salt Lake City Ordinance No. 55 of 2006 (Rezoning Properties on the East and West Sides of 300 West Street, between 500 North Street and 600 North Street, and Amending the Capitol Hill Master Plan) recorded February 9, 2011 as Entry No. 11131357 in Book 9904 at page 3731 of Official Records.