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6/30/2015 4:57:00 PM \$18.00
Book - 10339 Pg - 4116-4120
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

When Recorded Mail This Deed To:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

Mail Tax Notice to:

BG Scenic Point Office 2, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: President

Affecting Tax Parcel Nos. 33-12-478-002 and 33-12-478-001

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

TP BUILDING I, LLC, a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor and not otherwise unto BG SCENIC POINT OFFICE 1, L.C., a Utah limited liability company, Grantee, whose current address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, the following described real property in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Real Property").

Subject to: (i) taxes and assessments not yet due or payable, (ii) those matters which would be disclosed by an accurate survey of the described property, and (iii) those matters set forth on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same, together with all tenements, hereditaments and appurtenances thereunto belonging unto the Grantee, and its successors and assigns, forever.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 30 day of June, 2015.

TP BUILDING I, LLC,
a Utah limited liability company

By: [Signature]
Name: James L. Sorenson
Its: Manager

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On this 30 day of June, 2015, before me, the undersigned, personally appeared James L. Sorenson, known or identified to me to be the person who executed the foregoing instrument as Manager of TP BUILDING I, LLC, a Utah limited liability company, and acknowledged to me that said limited liability companies executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Honey Ann Skill
NOTARY PUBLIC
Residing at: Salt Lake City, UT

My Commission Expires:

June 11, 2017



EXHIBIT "A"
To
SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

Real Property located in Salt Lake County, State of Utah, more particularly described as follows:

BEGINNING at a point on the south line of The Pointe Subdivision, said point being North 00°27'52" East 490.00 feet along the east line of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian and South 70°18'40" West 111.03 feet from the Southeast Corner of said Section 12, and thence South 70°18'40" West 598.05 feet; thence North 19°41'20" West 281.00 feet; thence North 11°39'45" West 13.60 feet; thence North 31°08'41" West 60.50 feet; thence North 87.61 feet; thence East 202.47 feet to a point of tangency of a 100.00 foot radius curve to the left; thence Easterly 49.03 feet along said curve through a central angle of 28°05'28" and a long chord of North 75°57'16" East 48.54 feet; thence North 61°54'32" East 312.52 feet to a point of tangency of a 100.00 foot radius curve to the right; thence Northeasterly 4.77 feet along said curve through a central angle of 02°43'49" and a long chord of North 63°16'26" East 4.76 feet; thence North 64°38'21" East 316.05 feet to a point of tangency of a 140.00 foot radius curve to the left; thence Northeasterly 54.55 feet along said curve through a central angle of 22°19'35" and a long chord of North 53°28'33" East 54.21 feet; thence South 47°41'14" East 125.19 feet; thence South 48°15'00" West 67.96 feet; thence South 29°40'51" East 177.15 feet; thence South 14°06'03" East 12.46 feet; thence South 29°40'51" East 26.32 feet; thence South 60°07'05" West 383.63 feet; thence South 29°52'55" East 40.35 feet to the POINT OF BEGINNING, containing 363,196 square feet or 8.34 acres, more or less.

TOGETHER WITH THOSE APPURTENANT EASEMENTS AS CREATED BY THAT CERTAIN "PROTECTIVE COVENANTS, EASEMENTS, RESTRICTIONS AND UNIFORM PLAN FOR THE POINTE" RECORDED MARCH 24, 2009 AS ENTRY NO. 10655243 IN BOOK 9701 AT PAGE 1566 OF OFFICIAL RECORDS, AS AMENDED BY THAT CERTAIN "AMENDMENT TO PROTECTIVE COVENANTS, EASEMENTS, RESTRICTIONS AND UNIFORM PLAN FOR THE POINTE" RECORDED ON OR AFTER THE DATE HEREOF IN THE OFFICIAL RECORDS, 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).

EXHIBIT "B"
To
SPECIAL WARRANTY DEED
(Permitted Encumbrances)

1. Non-delinquent real property taxes for the year 2015 and subsequent years only.
2. Non-delinquent charges and assessments of Draper City and the South Valley Sewer District.
3. Easements in favor of Utah Independent Telephone Company, a corporation, as set forth in that certain Instrument recorded February 14, 1906 as Entry No. 204589 in Book 7-G of Deeds at Page 93 of Official Records, and disclosed in that certain Special Warranty Deed recorded August 7, 1992 as Entry No. 5308257 in Book 6499 at Page 408 of Official Records.
4. Deed conveying an undivided one-half (1/2) interest in minerals by D.O. Rideout and Mary A. Rideout, to Knight Investment Company, a Utah corporation, dated June 3, 1910 recorded June 30, 1910 as Entry No. 267877 in Book S of Mining Deeds at Page 543 of Official Records.
5. Easements set forth in that certain Special Warranty Deed recorded August 7, 1992 as Entry No. 5308257 in Book 6499 at Page 408 of Official Records; as amended by that certain Amended Easement Agreement recorded December 22, 1993 as Entry No. 5692280 in Book 6833 at Page 1822 of Official Records, which vacates the easement referred to in Entry No. 5308257 as to ingress and egress only and creates an easement for utilities, sewer and water.
6. Easement in favor of the South Valley Sewer District, a body politic of the State of Utah, recorded January 11, 2007 as Entry No. 9969728 in Book 9407 at Page 5941 of Official Records.
7. Disclosure and Acknowledgement Regarding Development of Property located within the Geologic Hazards Overlay Zone recorded January 23, 2007 as Entry No. 9980723 in Book 9412 at Page 1332 of Official Records.
8. Disclosure and Acknowledgment Regarding Development of Property Located within the Geologic Hazards Overlay Zone recorded October 5, 2007 as Entry No. 10242044 in Book 9523 at Page 1501 of Official Records.
9. Easement in favor of the South Valley Sewer District, a body politic of the State of Utah, recorded November 15, 2007 as Entry No. 10275389 in Book 9537 at Page 3021 of Official Records.

10. Storm Drain Easement in favor of Draper City, recorded March 19, 2009 as Entry No. 10651322 in Book 9699 at Page 3645 of Official Records.
11. Waterline Easement in favor of Draper City, recorded March 19, 2009 as Entry No. 10651323 in Book 9699 at Page 3648 of Official Records.
12. Easements, notes and restrictions as shown on the Official Plat of The Pointe recorded March 24, 2009 as Entry No. 10655232 in Book 2009P of Plats at Page 43 of Official Records.
13. Protective Covenants, Easement, Restrictions and Uniform Plan for The Pointe recorded March 24, 2009 as Entry No. 10655243 in Book 9701 at Page 1566 of Official Records, as amended by that certain Amendment to Protective Covenants, Easements, Restrictions, and Uniform Plan for The Pointe recorded on or after the date hereof.
14. Easement in favor of South Valley Sewer District, a body politic of the State of Utah, recorded November 14, 2011 as Entry No. 11278433 in Book 9966 at Page 1273 of Official Records.