

Mail Recorded Deed and Tax Notice To:
106th South Business Park, a Utah Limited Partnership
P.O. Box 71405
Salt Lake City, UT 84171

12506638
3/31/2017 10:55:00 AM \$14.00
Book - 10543 Pg - 3773-3775
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



SPECIAL WARRANTY DEED

Utah Transit Authority

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
SoJo Station South, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Salt Lake County, State of Utah**:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 27-13-126-001 and 27-13-126-002 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 31 day of March, 2017.

Utah Transit Authority

BY: Robert K. Biles
Name: Robert K. Biles
Title: VP Finance

BY: Barry R. Benson
Name: Barry R. Benson
Title: PRESIDENT / CEO

STATE OF UTAH

COUNTY OF SALT LAKE

On the 30th day of March, 2017, personally appeared before me Robert K. Biles, who being by me duly sworn did say that he/she is the V.P. Finance, and that the foregoing instrument was signed on behalf of said public transit district by authority, and said Robert K. Biles acknowledged to me that said public transit district executed the same.



Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 30th day of March, 2017, personally appeared before me Jerry R. Benson, who being by me duly sworn did say that he/she is the President/CEO, and that the foregoing instrument was signed on behalf of said public transit district by authority, and said Jerry R. Benson acknowledged to me that said public transit district executed the same.



Notary Public



EXHIBIT A

COMMENCING at the North Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence S 00°54'50" W 865.39 feet; thence N 90°00'00" W 105.22 feet; which is the POINT OF BEGINNING. And running thence N 89°27'04" W 457.73 feet; thence S 13°43'22" E 453.51 feet; thence N 76°33'17" E 25.94 feet; thence in a easterly direction with a tangent curve turning to the right with a radius of 250.00 feet, having a chord N 83°16'21" E 58.49 feet, a central angle 13°26'07" and an arc length 58.62 feet; thence N 89°59'25" E 2.77 feet; thence N 13°23'34" W 59.16 feet; thence N 90°00'00" E 259.19 feet; thence N 00°00'13" E 84.24 feet; thence N 09°19'40" E 80.24 feet; thence N 01°41'48" E 187.29 feet; thence N 00°00'13" E 15.13 feet; to the point of beginning.