

Mail Recorded Deed and Tax Notice To:
SoJo Station South, LLC, a Utah limited liability company
P.O. Box 71405
Salt Lake City, UT 84171



File No.: 91346-DF

12506665
3/31/2017 11:00:00 AM \$16.00
Book - 10543 Pg - 3903-3906
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

SPECIAL WARRANTY DEED

106th South Business Park, a Utah limited partnership

GRANTOR(S) of South Jordan, 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.: 27-13-126-004 (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; those matters set forth in **EXHIBIT B** attached and incorporated by this reference (the "Permitted Exceptions").

Dated this 31 day of March, 2017.

106th South Business Park, a Utah limited partnership

BY: 

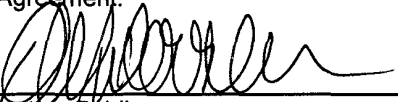
Name: Brett P. Sterrett

Title: MANAGER

STATE OF Utah

COUNTY OF Salt Lake

On the 30 day of March, 2017, personally appeared before me Brett P. Starrett, who is named as manager of 106th South Business Park, a Utah limited ~~liability~~ partnership, the signor(s) of the within instrument, who acknowledged to me that the within instrument was executed pursuant to and in accordance with the powers vested in he/she by the terms of said Partnership Agreement.



Notary Public

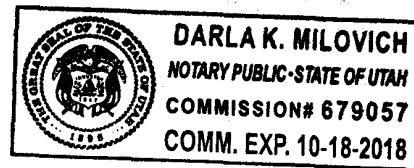


EXHIBIT A

Commencing at the North quarter corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 00°54'50" West 1231.19 feet; thence North 90°00'00" West 117.94 feet, which is the point of beginning and running thence North 90°00'00" West 259.19 feet; thence South 13°23'34" East 59.16 feet; thence North 89°59'25" East 245.48 feet; thence North 00°00'13" East 57.51 feet to the point of beginning. (Being a portion of proposed Lot 3, SOJO Subdivision Phase 2)

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2017 are accruing as a lien not yet due and payable under Parcel No. 27-13-126-004. Taxes for the year 2016 have been paid in the amount of \$5,471.81 under Parcel No. 27-13-126-004. (covers this and other property)
2. Said property is located within the boundaries of South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, South Valley Sewer District and the Central Utah Water Conservancy District, and is subject to all charges and assessments thereof.
3. Release of Easement by Pacificorp, an Oregon Corporation, dba Utah Power & Light Company (successor in interest by merger to Utah Power & Light Company, a Utah Corporation), dated January 11, 2006 and recorded January 20, 2006 as Entry No. 9615659 in Book 9245 at Page 8090.
4. Abandonment of Waterline Easement by the City of South Jordan, dated November 24, 2014 and recorded November 26, 2014 as Entry No. 11952300 in Book 10277 at Page 5579.
5. Pole Line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded February 2, 1960, as Entry No. 1698905, in Book 1684, at Page 571.
6. Declaration of Joint and Reciprocal Easement for The Towers at Southtowne Phase 3 Subdivision, dated December 17, 1997 and recorded December 22, 1997 as Entry No. 6820710 in Book 7837 at Page 328.
7. Notice wherein the Gateway Central Redevelopment Agency Ordinance was recorded in error, dated June 29, 2005 and recorded June 30, 2005 as Entry No. 9419237 in Book 9152 at Page 7515.

Ordinance 2008-15 Adopting the Gateway Central Redevelopment Project Area Plan, recorded October 31, 2008 as Entry No. 10553414 in Book 9655 at Page 7776.
8. Protective Covenants, Conditions and Restrictions, 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 covenants, conditions, or restrictions violate Title 42, USC 3604. Recorded June 15, 2016 as Entry No. 12300849 in Book 10442 at Page 2682.