

Recording requested by  
and when recorded mail to:

Fikso Kretschmer Smith Dixon Ormseth PS  
2025 1<sup>st</sup> Avenue, Suite 1130  
Seattle, Washington 98121-2100  
Attn: Thomas E. Dixon

12856981  
9/26/2018 4:36:00 PM \$20.00  
Book - 10716 Pg - 4035-4039  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
NORTH AMERICAN TITLE LLC  
BY: eCASH, DEPUTY - EF 5 P.

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**Document Title:** Special Warranty Deed  
**Grantor:** City Centre Development, LLC  
**Grantee:** UPG City Centre Parking Property Owner, LLC  
**Legal Description:** Full legal description on Schedule 1

**Abbreviated Legal Description:** Ptn. Block 53 of Plat "A" of the Salt Lake City Survey, Salt Lake County, Utah,

**Parcel Identification No(s):** 16-06-305-031-0000

**SPECIAL WARRANTY DEED**

The Grantor, **CITY CENTRE DEVELOPMENT, LLC**, a Utah limited liability company, which has an address of 595 South Riverwoods Parkway, Suite 400, Logan, Utah 84321, for good and valuable consideration in hand paid, conveys and warrants against all who claim by, through, or under the Grantor to **UPG CITY CENTRE PARKING PROPERTY OWNER, LLC**, a Delaware limited liability company ("**Grantee**"), which has an address of c/o Unico Properties LLC, 1215 Fourth Avenue, Suite 600, Seattle, WA 98161, that certain real estate situated in the City of Salt Lake, Salt Lake County, Utah, together with all rights and privileges appurtenant thereto, described as follows:

See Schedule 1 attached hereto.

SUBJECT TO the exceptions to title described on Schedule 2 attached hereto.

The Grantor for itself and its successors in interest does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that Grantor will forever warrant and defend the said described real estate against all persons whomsoever lawfully claiming, through or under said Grantor and not otherwise.

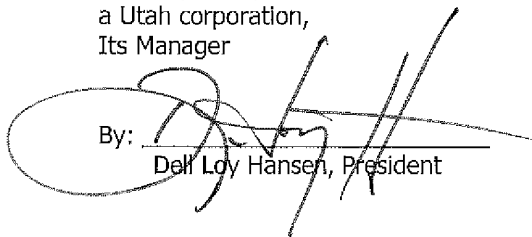
[signature page follows]

DATED: Sept 25, 2018

GRANTOR:

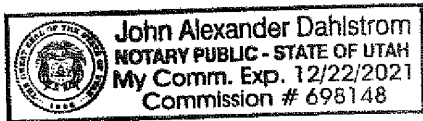
CITY CENTRE DEVELOPMENT, LLC,  
a Utah limited liability company

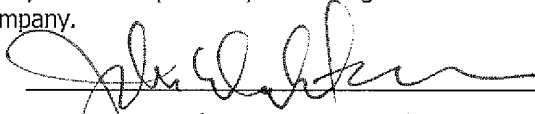
By: JDJ Properties, Inc.,  
a Utah corporation,  
Its Manager

By:   
Dell Loy Hansen, President

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 25th day of September, 2018, by Dell Loy Hansen, the President of JDJ Properties, Inc., a Utah corporation, the Manager of CITY CENTRE DEVELOPMENT, LLC, a Utah limited liability company.



  
Print Name John Dahlstrom  
NOTARY PUBLIC in and for the State of Utah,  
residing in Salt Lake County, UT  
My commission expires 12/22/2021

[Seal]

[Signature Page to Special Warranty Deed (Parking)]

**SCHEDULE 1 TO DEED**

**LEGAL DESCRIPTION OF PROPERTY**

Parcel 2:

Commencing at the Southwest Corner of Lot 2, Block 53, Plat "A", Salt Lake City Survey; and running thence North 89°57'29" East 347.83 feet; thence North 0°01'55" West 430.19 feet; thence South 89°57'26" West 182.71 feet; thence North 0°02'16" West 65.03 feet; thence South 89°57'25" West 165.08 feet to the West line of Block 53; thence South 0°02'14" East along said West line 495.21 feet to the point of beginning.

Excepting therefrom a parcel conveyed to Utah Transit Authority by Quit Claim Deed recorded February 28, 2001 as Entry No. 7831877 in Book 8429 at Page 951 of Official Records, described as follows: Beginning at the Southwest Corner of Lot 2, Block 53, Plat "A", Salt Lake City Survey; and running thence North 00°01'43" West along the West line of said Block 53, 11.80 feet; thence Southeasterly along the arc of a curve with a 21.38 foot radius through a central angle of 58°48'16", 21.94 feet with a chord bearing South 57°58'37" East 20.99 feet; thence North 89°57'40" East 198.21 feet; thence South 78°43'33" East 3.36 feet to the South line of said Block 53; thence South 89°57'40" West 219.30 feet along said South line to the point of beginning.

Basis of bearing is Salt Lake City Monuments on 400 South at State Street and 200 East Street.

Also Excepting therefrom a parcel conveyed to 333 South State, LLC, a Utah limited liability company, by Warranty Deed recorded June 25, 2010 as Entry No. 10978201, described as follows:

A parcel of land located in Block 53, Plat A, Salt Lake City Survey, said parcel being more particularly described as follows:

Beginning at a point on the West Line of said Block 53, said point being N00°02'14"W 237.43 feet, along the West Line of said Block 53, from the Southwest Corner of Lot 2 of said Block 53; and running thence along said West Line of Block 53, N00°02'14"W 257.78 feet; thence N89°57'25"E 165.08 feet; thence S00°02'16"E 65.03 feet; thence N89°57'26"E 182.72 feet to the West Boundary Line of The Metro Condominium Plat as recorded in the Salt Lake County Recorder's Office; thence along said West Boundary Line of The Metro Condominium Plat and the City Centre One Parcel S00°02'31"E 193.01 feet; thence West 347.81 feet to the Point of Beginning.

Parcel 2A:

The nonexclusive easements, appurtenant to Parcel 2 described herein, as defined, described and created pursuant to that certain "Amendment and Restatement of Second East Ramp Agreements" recorded March 21, 2008 as Entry No. 10378772, in Book 9584, at Page 6733 of the Official Records of the Salt Lake County Recorder.

Parcel 2B:

The nonexclusive easements, appurtenant to Parcel 2 described herein, as defined, described and created pursuant to that certain "Amended and Restated Cross Easement Agreement" recorded March 21, 2008 as Entry No. 10378773, in Book 9584, at Page 6778 of the Official Records.

**SCHEDULE 2 TO DEED**

**PERMITTED EXCEPTIONS**

1. Taxes for the year 2018, a lien not yet due or payable.
2. "C.B.D. NEIGHBORHOOD DEVELOPMENT PLAN" and the terms, conditions and limitations contained therein:  
Recorded: November 28, 1984  
Entry No.: 4020604  
Book/Page: 5609/1953
3. ABSTRACT OF FINDINGS AND ORDER and the terms, conditions and limitations contained therein:  
Recorded: January 23, 1984  
Entry No.: 3895889  
Book/Page: 5525/908  
  
And  
  
Recorded: December 8, 1992  
Entry No.: 5389419  
Book/Page: 6569/0721
4. AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF CITY CENTRE  
Recorded: December 22, 1999  
Entry No.: 7540088  
Book/Page: 8331/5232  
  
Amendment to said Covenants:  
Recorded: November 4, 2011  
Entry No.: 11274414  
Book/Page: 9964/3618  
  
PARKING AGREEMENT and the terms, conditions and limitations contained therein:  
Recorded: February 8, 2016  
Entry No.: 12218608  
Book/Page: 10401/3762
5. AMENDED AND RESTATED CROSS EASEMENT AGREEMENT and the terms, conditions and limitations contained therein:  
Recorded: March 21, 2008  
Entry No.: 10378773  
Book/Page: 9584/6778
6. STORM DRAIN, UTILITY AND FIBER OPTIC LINE EASEMENT AGREEMENT and the terms, conditions and limitations contained therein:  
Recorded: July 30, 2010  
Entry No.: 11001388  
Book/Page: 9845/3446

7. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantee: SALT LAKE CITY CORPORATION  
Recorded: July 27, 2011  
Entry No.: 11218543  
Book/Page: 9939/1607
8. AMENDMENT AND RESTATEMENT OF SECOND EAST RAMP AGREEMENTS  
Recorded: March 21, 2008  
Entry No.: 10378772  
Book/Page: 9584/6733