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2/28/2019 2:50:00 PM \$32.00
Book - 10756 Pg - 7793-7796
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

When Recorded, Mail To: :
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Dennis K. Poole, Esq. :
POOLE & ASSOCIATES, L.C. :
4543 South 700 East, Suite 200 :
Salt Lake City, Utah 84107 :
:
GRANTEE'S ADDRESS: :
:
2121 Rosecrans Avenue, #4335 :
El Segundo, California :

Space above for County Recorder's Use
PARCEL I.D. NO. 16-19-235-007

First American Title
National Commercial Services
NCS File # 920823

SPECIAL WARRANTY DEED

LIBERTY PLACE ASSOCIATES, LLC, a Utah limited liability company, of 6440 South Wasatch Boulevard, Suite 100, Salt Lake City, Utah 84121, as to a 76.2674% undivided interest, **NANGA PARBAT 2, LLC**, a Utah limited liability company, of 2897 Northwood Road, Salt Lake City, Utah 84117, as to a 11.8663% undivided interest, and **DAVID P. JENTZSCH**, an individual, of 12522 South 150 East, Draper, Utah 84020, as to a 11.8663% undivided interest, GRANTORS, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, hereby convey and warrant against all claiming by, through or under it to **700 EAST BE, LLC**, a Delaware limited liability company, of 2121 Rosecrans Avenue, #4335, El Segundo, California, GRANTEE, in and to the following described real property located in Salt Lake County, State of Utah:

LOTS 15 THROUGH 32, INCLUSIVE, BLOCK 2, FOREST DALE, PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH, SAID LOTS BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 2, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF WILMINGTON AVE, SAID POINT ALSO BEING SOUTH 89°58'51" EAST ALONG THE MONUMENT LINE OF SAID WILMINGTON AVENUE 22.15 FEET AND SOUTH 0°01'09" WEST 31.20 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF SAID WILMINGTON AVENUE AND 600 EAST STREET, AND RUNNING THENCE SOUTH 89°55'04" EAST ALONG THE NORTHERLY LINE OF SAID BLOCK 2 AND SAID SOUTHERLY RIGHT OF WAY LINE 338.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 0°13'28" WEST ALONG THE EASTERLY LINE OF SAID LOT 15 A DISTANCE OF 185.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15 AND THE SOUTHERLY LINE OF SAID BLOCK 2, AS ESTABLISHED PER SURVEY PREPARED BY ENSIGN ENGINEERING ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS S2006-12-1046; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 2 THE FOLLOWING TWO COURSES: 1) SOUTHWESTERLY ALONG THE ARC OF A 2,440.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°58'36" A DISTANCE OF 41.59 FEET, CHORD BEARS SOUTH 78°29'46" WEST 41.59 FEET, 2) SOUTH 78°00'28" WEST 304.24 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2, SAID PONT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID 600 EAST STREET; THENCE NORTH 0°13'28" EAST

ALONG THE WESTERLY LINE OF SAID BLOCK 2 AND SAID EASTERLY RIGHT OF WAY LINE 257.76 FEET TO THE POINT OF BEGINNING.

Subject only to those Permitted Exceptions set forth on Exhibit "A" attached hereto and incorporated herein by reference.

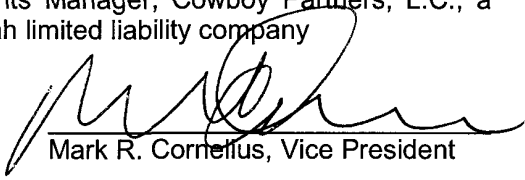
TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of its undivided interest in the property and that it will warrant and defend its undivided interest in the Property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

WITNESS, the hand of Grantor this 28 day of February, 2019.

LIBERTY PLACE ASSOCIATES, LLC, a
Utah limited liability company

By its Manager, Cowboy Partners, L.C., a
Utah limited liability company

By:

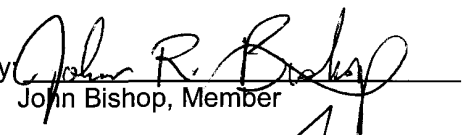

Mark R. Cornelius, Vice President

NANGA PARBAT 2, LLC, a Utah limited
liability company

By:


Peggy Knight, Member

And by


John Bishop, Member


DAVID P. JENTZSCH

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

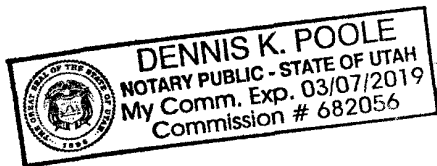
On the 28 day of February, 2019, personally appeared before me Mark R. Cornelius, the Vice President of Cowboy Partners, L.C., a Utah limited liability company, the Manager of LIBERTY PLACE ASSOCIATES, LLC, a Utah limited liability company, the signer of the foregoing instrument who duly acknowledged that he executed the same.



Eileen K Snideman
NOTARY PUBLIC

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

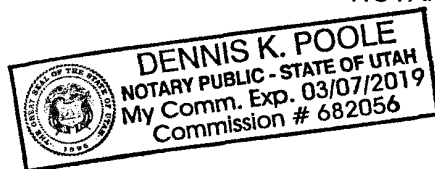
On the 24 day of February, 2019, personally appeared before me Peggy Knight and John Bishop, the Members of NANGA PARBAT 2, LLC, a Utah limited liability company, the signers of the foregoing instrument who duly acknowledged that they executed the same.



Dennis K Poole
NOTARY PUBLIC

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 4 day of February, 2019, personally appeared before me DAVID P. JENTZSCH, the signer of the foregoing instrument who duly acknowledged that he executed the same.



David P Jentzsch
NOTARY PUBLIC

EXHIBIT "A"

(Permitted Exceptions)

1. Real Property Taxes for the year 2019.
2. This property is located within the boundaries of Salt Lake City, and is subject to charges and assessments thereof.
3. Easements, notes and restrictions as shown on the Official Plat of Forest Dale Plat A recorded April 26, 1910 as Entry No. 264865 of Official Records.
4. Notice of Subdivision Lot Consolidation recorded December 8, 2016 as Entry No. 12430108 in Book 10508 at Page 8172 of Official Records.
5. Right of Way and Easement Grant in favor of Questar Gas Company recorded August 11, 2017 as Entry No. 12594666 in Book 10587 at Page 4121 of Official Records.
6. Memorandum of Encroachment Lease Agreement recorded November 22, 2017 as Entry No. 12664992 in Book 10622 at Page 5378 of Official Records.