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12/31/2019 11:51:00 AM \$40.00  
Book - 10879 Pg - 9655-9657  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
NATIONAL TITLE AGCY OF UT INC  
BY: eCASH, DEPUTY - EF 3 P.

When recorded, return to:  
GRANTEE'S ADDRESS:  
DBS Murray LLC  
c/o Brandy Stubbs  
3383 N Orchard Dr.  
Bountiful, UT 84010

SPECIAL WARRANTY DEED

**Vine Street Partners, LLC**, a limited liability company organized and existing under the laws of the State of Utah, with its principal office at Salt Lake County, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

**DBS Murray LLC, a Utah limited liability company**, grantee, of the County of Davis, State of Utah for the sum of Ten Dollars and other good and valuable considerations the following described tracts of land in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and as referenced made a part hereof

Subject to easements, COVENANTS, restrictions and rights of way and reservations appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

Witness, the hand of said Grantor, this December 30, 2019.

Vine Street Partners, LLC

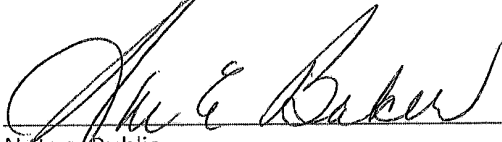


By: L. William Lauro  
Its: Manager

19-3614 AB

STATE OF UTAH            )  
  )ss.  
County of Salt Lake        )

On the 30<sup>th</sup> day of December, A.D. 2019, personally appeared before me L. William Lauro, who being by me duly sworn, did say, that he is the Manager of Vine Street Partners, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said L. William Lauro acknowledged to me that said Limited Liability Company executed the same.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 1-24-20

Notary Seal:

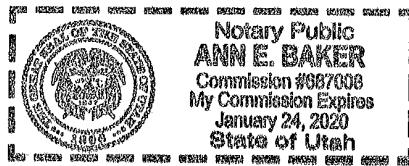


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the West line of 900 East Street, said point being South  $0^{\circ}14'30''$  West along said 900 East Street Monument line (basis of bearing) 67.70 feet and North  $89^{\circ}45'30''$  West 53.00 feet from a brass cap monument at the intersection of 900 East Street and Vine Street, said point also being North 1812.871 feet and East 1689.686 feet from the Southwest corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South  $0^{\circ}14'30''$  West along the West line of said 900 East Street 129.832 feet; thence North  $89^{\circ}33'40''$  West 247.344 feet to the point on the East line of Forest Creek Planned Unit Development as recorded in the office of the Salt Lake County Recorder; thence North  $0^{\circ}09'16''$  East along said East line 164.712 feet to the point on the South line of Vine Street; thence South  $89^{\circ}33'40''$  East along said South line 212.715 feet to a point of curvature; thence Southerly along the arc of a 35.00 foot radius curve to the right, through a central angle of  $89^{\circ}48'10''$  a distance of 54.857 feet to the point of beginning.

PARCEL 2:

Easement for ingress and egress over and through as described in that certain Right-of-Way and Easement Grant and Reservation recorded March 22, 1994 as Entry No. 5771580 in Book 6899 at Page 832 of Official Records

*Tax ID # 22-17-327-004-0000*