

WHEN RECORDED, RETURN TO:

BCG QP LLC
328 West 500 South, Suite 100
Salt Lake City, UT 84101
MNT# 91318

14031984 B: 11380 P: 5065 Total Pages: 3
10/20/2022 01:29 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 EAST BROADWAYSALT LAKE CITY, UT 84111

SPECIAL WARRANTY DEED (WITH RESERVATION OF EASEMENT)

500 West Properties, LLC, a Utah limited liability company, Grantor, CONVEYS and WARRANTS against all claiming by, through or under it to **BCG QP LLC**, a Utah limited liability company, whose address is 328 West 500 South, Suite 100, Salt Lake City, UT 84101, Grantee, for the sum of TEN DOLLARS and other valuable consideration, the following described real property in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to any and all easements and rights-of-way of record, under or across such property, and other restrictions and reservations of record, enforceable in law and in equity, and property taxes and assessments for the year 2022 and thereafter.

This Deed and Grantor's conveyance of such property is expressly made subject to the reservation by Grantor of a perpetual easement on, over, and across the above described property for outdoor advertising and wireless communication purposes, on the terms set forth in that certain Perpetual Easement Agreement between Grantor and R.O.A. General, LLC, a Delaware limited liability company, dba Reagan Outdoor Advertising, recorded with the Salt Lake County Recorder's Office on February 23, 2022, as Entry No. 13897124, in Book 11309, at Pages 2135-2146, as amended by a First Amendment to Perpetual Easement Agreement, recorded with the Salt Lake County Recorder's Office on October 20, 2022, as Entry No. 14031971, in Book 11380, at Pages 5024 (the "Perpetual Easement Agreement"), the terms of which are incorporated herein by this reference. By its acceptance of this Deed, Grantee is accepting the above referenced property subject to the terms of the Perpetual Easement Agreement and agrees to be bound thereby.

Signatures on next page.

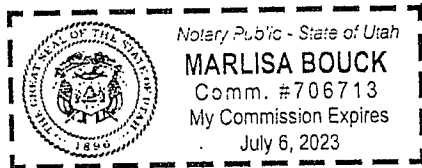
WITNESS the hand of said Grantor this 19th day of October, 2022.

500 West Properties, LLC,
a Utah limited liability company

By: Dewey A. Reagan, Manager
Dewey Reagan, Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 19th day of October, 2022, by Dewey Reagan, the Manager of 500 West Properties, LLC, a Utah limited liability company, on behalf of said company.



Marlisa Bouck
NOTARY PUBLIC

EXHIBIT "A"
Description of the Property

PARCEL 1 (Parcel No. 15-01-352-019-0000)

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 28, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 2.5 RODS; THENCE WEST 10 RODS; THENCE NORTH 2.5 RODS; THENCE EAST 10 RODS TO THE POINT OF BEGINNING.

PARCEL 2 (Parcel No. 15-01-352-020-0000)

BEGINNING 2.5 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 28, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 2.5 RODS; THENCE WEST 10 RODS; THENCE NORTH 2.5 RODS; THENCE EAST 10 RODS TO THE POINT OF BEGINNING.

PARCEL 3 (Parcel No. 15-01-352-021-0000)

BEGINNING 5 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 28, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 3 RODS; THENCE WEST 10 RODS; THENCE NORTH 3 RODS; THENCE EAST 10 RODS TO THE POINT OF BEGINNING.

PARCEL 4 (Parcel No. 15-01-352-022-0000)

BEGINNING 8 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 28, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 2.5 RODS; THENCE WEST 10 RODS; THENCE NORTH 2.5 RODS; THENCE EAST 10 RODS TO THE POINT OF BEGINNING.

PARCEL 4A

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 173.25 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 28, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 12 FEET; THENCE WEST 10 RODS; THENCE NORTH 12 FEET; THENCE EAST 10 RODS TO THE POINT OF BEGINNING, IN THAT CERTAIN AGREEMENT, RECORDED APRIL 14, 1958, AS ENTRY NO. 1325549, IN BOOK 999, AT PAGE 274 OF OFFICIAL RECORDS.

PARCEL 5 (Parcel No. 15-01-352-034-0000)

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 28, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE 00°01'13" EAST 85.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 7; THENCE SOUTH 89°57'37" WEST 17.50 FEET; THENCE SOUTH 00°01'13" EAST 4.50 FEET; THENCE SOUTH 89°57'37" WEST 24.00 FEET; THENCE NORTH 00°01'13" WEST 4.50 FEET; THENCE SOUTH 89°57'37" WEST 17.50 FEET; THENCE NORTH 00°01'13" WEST 85.00 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 7; THENCE NORTH 89°57'37" EAST 59.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.