

WHEN RECORDED, MAIL TO:

Dennis K. Poole, Esq.
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, Utah 84107

MTC# 306281

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

SPECIAL WARRANTY DEED

SCHMIDT SIGN SERVICE INC, a Utah corporation, Grantor, hereby conveys and warrants against all claiming by, through or under it, to LIBERTY CORNER ASSOCIATES, LLC, a Utah limited liability company, whose address is 6440 S. Wasatch Blvd., Suite 100, Salt Lake City, Utah 84121, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1: [15-12-458-003]

Commencing at the Southwest corner of Lot 18, FOX'S SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah; and running thence North 151.10 feet; thence East 49.75 feet to the West line of a building; thence continuing East along the North face of the building pilasters 87.00 feet more or less to the East line of said building; thence continuing East 108.55 feet (a total of 245.30 feet East); thence South 151.10 feet; thence West 245.30 feet to beginning, being a part of Block 23, Five Acre Plat "A" Big Field Survey.

LESS AND EXCEPTING any and all portions lying within the legal bounds of 1300 South Street and 300 West Street

Parcel 2: [15-12-458-004]

The South 151.10 feet of the East 2.2 feet of Lot 15, FOX'S SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, being a part of Block 23, Five Acre Plat "A" Big Field Survey.

LESS AND EXCEPTING any and all portions lying within the legal bounds of 1300 South Street.

Parcel 3: [15-12-458-007]

The South half of Lots 12 and 13, FOX'S SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

EXCEPTING THEREFROM the following:

Commencing at the Southwest corner of Lot 13, FOX'S SUBDIVISION, which point is also North 89°56'37" East 307.33 feet, along the 1300 South Monument Line, and North 0°01'06" West 18.87 feet from the Salt Lake City Monument in the intersection of 1300

South and 300 West, and running thence North 0°01'06" West 6.07 feet, along the West property line; thence North 89°14'26" East 66.01 feet to the East property line; thence South 00°01'06" East 6.88 feet; thence South 89°56'37" West 66.0 feet along the South property line to the point of beginning.

Parcel 4: [15-12-458-011]

The North 1/2 of Lots 12 & 13, and all of Lot 14, FOX'S SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

Also, Commencing at the Northwest corner of Lot 14, of said FOX'S SUBDIVISION, thence North 26.0 feet; thence East 99.0 feet; thence South 26.0 feet; thence West 99.0 feet to the point of beginning.

LESS AND EXCEPTING any and all portion lying within the legal bounds of 1300 South Street.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO taxes and assessments not yet due and payable, all matters which would be disclosed by an accurate survey, and those certain permitted encumbrances described on Exhibit "A" attached hereto and incorporated by reference herein.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15 day of November, 2022.

SCHMIDT SIGN SERVICE INC. a Utah corporation

By: Karl W. Schmidt
Name: KARL WALTER SCHMIDT
Title: PRESIDENT

& BY: Barbara B. Schmidt, Sec./Treas.

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

On the 15th day of November, 2022, personally appeared before me Karl Walter Schmidt & Barbara B. Schmidt, President / Secretary of SCHMIDT SIGN SERVICE INC., a Utah corporation, the signer of the within instrument who duly acknowledged to me that he executed the same.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

(Permitted Exceptions)

1. An Ordinance:
Recorded: December 4, 1952 as Entry No. 1309172 in Book 970 at Page 411
of Official Records.
2. An Ordinance:
Recorded: November 12, 1958 as Entry No. 1621024 in Book 1559 at Page 330
of Official Records.
3. A Pole Line Easement:
To: Utah Power & Light Company
Recorded: January 14, 1969 as Entry No. 2273481 in Book 2722 at Page 181
of Official Records.
4. An Easement:
To: Salt Lake City Corporation
Recorded: March 16, 2001 as Entry No. 7845179 in Book 8434 at Page 7628
of Official Records.
5. An Abstract of Findings and Order:
Recorded: August 22, 2011 as Entry No. 11230680 in Book 9944 at Page 3829
of Official Records.