

Ent 401148 Page 1 of 4  
Date: 15-Nov-2011 03:59PM  
Fee: \$17.00  
Filed By: DS  
DIXIE SWASEY, Recorder  
EMERY COUNTY CORPORATION  
For: SOUTH EASTERN UTAH TITLE COMPAN

WHEN RECORDED MAIL TO:  
Marsha Reynolds  
North American Title Co.  
2501 North Harwood, Suite 1210  
Dallas, TX 75201

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

RECORDED AT THE REQUEST of:  
Marsha Reynolds  
North American Title Co.  
2501 North Harwood, Suite 1210  
Dallas, TX 75201

Mail Tax Notice to:  
Green River Hotel Group LLC  
1860 E. Main St.  
Green River, UT 84525

## WARRANTY DEED

Motel 6 Operating L.P., a Delaware limited partnership GRANTOR(S) of 4001 International Parkway, Carrollton, Texas, COUNTY of, Denton, STATE of Texas HEREBY CONVEY AND WARRANT TO Green River Hotel Group LLC, a California limited liability company (GRANTEE(S) of 1860 E. Main St., Green River, Utah 84525, COUNTY of, Emery, STATE of Utah.

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN EMERY COUNTY, STATE OF UTAH:

See Attached Exhibit "A"

TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and all other matters and Restrictions of Record attached hereto as Exhibit "B", LESS AND EXCEPTING any and all water rights associated herewith.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 10th DAY OF November, 2011 to be made Effective as of THIS 15th DAY OF November, 2011.

GRANTOR  
Motel 6 Operating L.P., a Delaware limited partnership

By: Accor North America, Inc., a Delaware corporation, Managing general partner

By: Kristin Taylor  
Kristin Taylor, Executive Vice President,  
Technical Services, Real Estate & Development



Sentico 8/12/12-E



EXHIBIT "A"  
LEGAL DESCRIPTION

Land referred to below is situated in the State of Utah, County of Emery and described as follows:

PARCEL 1:

Beginning at a corner on the South right-of-way of U.S. 6&50 which bears North 1995.9 feet and West 1550.5 feet from the East quarter corner of Section 15, Township 21 South, Range 16 East, Salt Lake Base and Meridian, and proceeding thence South 17 deg.03' West 241.0 feet to a corner, thence North 76 deg.31' West 300.6 feet to a corner, thence North 17 deg.03' East 259.7 feet to a corner on the south right-of-way of said highway, thence South 72 deg.57' East 300.0 feet with the right-of-way to the point of beginning. Bearings are based on the highway right-of-way (South 72 deg.57' East).

Less therefrom all oil, gas, and other minerals which were previously reserved or conveyed.

Tax Serial #1-156A-17

PARCEL 2:

A parcel of land situate in the Northwest Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 16 East, SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at a point 100.0 feet perpendicularly distant southerly from the center line of Highway U.S. 6 at Engineer Station 1411+06.68, said point also being approximately 513 feet West and 584 feet South from the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence North 17 deg.03' East 50.0 feet to a point 50.0 feet perpendicularly distant Southerly from said center line; thence South 72 deg. 57' East 300.0 feet, more or less, to a point which is 50.0 feet perpendicularly distant Southerly from said center line at Engineer Station 1414+06.68; thence South 17 deg.03' West 50 feet; thence North 72 deg.57' West 300:0 feet, more or less, to the point of beginning.

Less therefrom all oil, gas, and other minerals which were previously reserved or conveyed.

Tax Serial #1-156A-20

Property Address: 1860 East Main Street  
Green River, Utah 84525  
(Commercial)

EXHIBIT "B"  
PERMITTED EXCEPTIONS

1. Pole line easement executed by Marjorie D. Howland, et al, in favor of Utah Power and Light Company, recorded May 7, 1957 in Book 6T at Page 148, granting a perpetual easement and right of way to construct, operate and maintain electric transmission, distribution and telephone circuits with necessary attachments as follows:  
Beg. 1320 feet South and 730 feet East, m/l, from the N  $\frac{1}{4}$  corner of Section 15, T21S, R 16E, SLBM; thence North  $0^{\circ} 16'$  East 787.4 feet; thence North  $1^{\circ} 57'$  West 296.9 feet; thence North  $21^{\circ} 23'$  East 234 feet.
2. Reservation in favor of Samuel E. Howland, as to an undivided  $\frac{1}{4}$  interest in and to all gas, oil and mineral rights in or under said property as reserved on Quit Claim Deed dated March 26, 1970 and recorded April 3, 1970 as Entry No. 334597, in Book 184 at Page 19 of official records.
3. A Governor's Proclamation regarding annexation of said lands into Emery county, recorded in Grand County Recorder's Office February 14, 2003 in Book 595 at page 587 Entry No. 459578 and recorded in Emery County Recorder's Office February 10, 2003 in Book 297 at Page 139 Entry No. 363572, also an Annexation plat in Grand County Recorder's Office in Book 595 at Page 590 Entry No. 459579 and recorded in Emery County Recorder's Office in Book 297 at Page 142 Entry No. 363573.
4. Matters as set forth on the ALTA/ACSM Land Title Survey, prepared by Red Plains Surveying Company, James M. Powers, Surveyor, dated June 24, 2007.