

GRANTEE'S ADDRESS
341 South Main Street, #411
Salt Lake City, Utah 84111

6420247
08/02/96 11:13 AM 18.00
NANCY WORKMAN
RE: ORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: D KILPACK DEPUTY - WI

SPECIAL WARRANTY DEED

6420247

JACK SIMANTOB AND EDMOND SIMANTOB grantor
of SALT LAKE CITY, SALT LAKE County, State of UTAH, hereby
CONVEY AND WARRANT against all claiming by, through or under
to COMMERCIAL CLUB BUILDING, LLC, A UTAH LIMITED LIABILITY COMPANY grantee
of SALT LAKE CITY, SALT LAKE County, State of UTAH, hereby
for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following tract of land in Salt Lake County
State of Utah:
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, CURRENTLY OF RECORD AND
GENERAL PROPERTY TAXES FOR THE YEAR 1996 AND THEREAFTER.

WITNESS, the hand of said grantor, this 01 day of August 1996,

Signed in the presence of

Jack Simantob
JACK SIMANTOB
Edmond Simantob
EDMOND SIMANTOB

STATE OF UTAH)
COUNTY OF SALT LAKE) SS.

On August 01, 1996, personally appeared
before me, JACK SIMANTOB AND EDMOND SIMANTOB
the signer (s) of the foregoing instrument, who being by me duly sworn,
acknowledged to me that THEY executed the same.

My Commission Expires:
August 19, 1999

Mary Lou Webster
NOTARY PUBLIC

NOTARY PUBLIC
MARY LOU WEBSTER
660 South 360 East
Salt Lake City, Utah 84111
My Commission Expires
August 19, 1999
STATE OF UTAH

Residing at: SALT LAKE COUNTY, UTAH

BOOK 7457 PAGE 2019

EXHIBIT "A"

PROPERTY DESCRIPTION

The following real property is located in Salt Lake County, Utah and is more particularly described as follows:

PARCEL 1:

BEGINNING at the intersection of Exchange Place and Cactus Street, which point is 297 feet East and 179 feet North from the Southwest corner of Block 52, Plat "A", Salt Lake City Survey, and running thence Westerly along the South line of Exchange Place 75 feet; thence South 109 feet; thence East 75 feet to the West line of Cactus Street; thence Northerly along the West line of cactus Street 109 feet to the point of beginning, being in and a part of Lot 3, Block and Plat aforesaid.

PARCEL 2:

BEGINNING at a point 122 feet North from the Southwest corner of Lot 3, Block 52, Plat "A", Salt Lake City Survey, and running thence East 57 feet; thence North 57 feet to Exchange Place; thence along Exchange Place West 57 feet; thence South 57 feet to the place of BEGINNING.

PARCEL 3:

BEGINNING at a point 53 feet North from the Southwest corner of Lot 3, Block 52, Plat "A", Salt Lake City Survey, and running thence East 82 feet; thence North 17 feet; thence West 25 feet; thence North 52 feet; thence West 57 feet; thence South 69 feet to the place of beginning; together with the steam heating plant and any and all other Improvements situated thereon, and all franchises or permits, easements and other property appurtenant to said heating plant, or heretofore used and necessary for use thereof.

Together with the privileges of an alley and driveway over the East 13 feet of the South 179 feet of Lot 4, Block 52 plat and survey aforesaid, except the East 30 inches thereof, reserving the right to build over said alley at such height above the roadway as not to interfere with ordinary traffic therein resting the East wall of such building or buildings on said 30 inches. This provision affects Parcels 1, 2 and 3 above.

The land referred to is situated in Salt Lake, and is also described as follows:

BEGINNING at the intersection of Exchange Place and Cactus Street, said point also being the Northeast corner of Lot 3, of Block 52, Plat "A", Salt Lake City Survey, and running thence South 0°02'06" East 109.00 feet along the West line of said cactus

BOOK 7457 PAGE 2010 P & 2010

Street; thence South 89°59'47" West 50.02 feet; thence South 0°02'26" East 17.27 feet to the South line of Parcel 3; thence South 89°58'01" West 82.00 feet to the West line of said Lot 3; thence North 0°02'26" West 126.31 feet along the West line of said Lot 3 to the Northwest corner of said Lot 3; thence North 89°59'47" East 132.03 feet along the South line of Exchange Place to the point of BEGINNING.

BOOK 7457 PAGE 2011