

①

First American Title Insurance Agency, Inc. 00090556  
MAIL TAX NOTICE TO  
Redevelopment Agency of Salt Lake City  
City and County Building  
451 South State, Rm 418  
Salt Lake City, Utah 84111

8236701  
05/17/2002 11:54 AM 21.00  
Book - 8599 Pg - 917-919  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
BY: ZJM, DEPUTY - WT 3 P.

8236701

Warranty Deed

Selway Investments, L.C., a Utah limited liability company, as Grantor,

of Salt Lake City, County of SALT LAKE, State of UTAH,

hereby CONVEYS and WARRANTS to

Redevelopment Agency of Salt Lake City, a body corporate and politic, as Grantee,

of Salt Lake City, County of Salt Lake, State of Utah for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in SALT LAKE County, State of UTAH:

See Exhibit "A" attached hereto.

This conveyance is made and accepted subject to "Permitted Exceptions" listed on Exhibit "B".

WITNESS, the hand of said Grantor, this 14<sup>th</sup> of May, A.D., 2002.

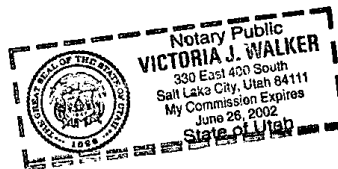
Selway Investments, L.C., a  
Utah limited liability company

BY [Signature]  
Curt P. Crowther, its manager

STATE OF UTAH        )  
                                  SS.  
COUNTY OF Salt Lake )

On the 14 day of May, 2002, personally appeared before me Curt P. Crowther who being by me duly sworn did say, for himself, that he is the manager of Selway Investments, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited company by authority of its Articles of Organization and duly acknowledged to me that said limited company executed the same.

[Signature]  
Notary Public



BK8599PG0917

Exhibit "A"

PARCEL 1:

Beginning 1.0 rod East of the Northwest Corner of Lot 7, Block 46, Plat A, Salt Lake City Survey; East 54 feet; South 150 feet; West 54 feet; North 150 feet to beginning.

PARCEL 2:

Beginning at the Southeast Corner of Lot 7, Block 46, Plat A, Salt Lake City Survey; North 80.75 feet; East 10 rods; North 10 feet; West 10 rods; North 74.25 feet; West 9 rods; South 10 rods; East 9 rods to beginning.

PARCEL 3:

Beginning at the Southeast Corner of Lot 8, Block 46, Plat A, Salt Lake City Survey; North 80.75 feet; West 10 rods; South 80.75 feet; East 10 rods to beginning.

PARCEL 4:

Beginning South 12 rods from the Northeast Corner of Lot 8, Block 46, Plat A, Salt Lake City Survey; West 7 rods; North 1 foot; West 3 rods; South 42.25 feet; East 10 rods; North 2.5 rods to beginning.

PARCEL 5:

All of Lot 1, Block 46, Plat "A", Salt Lake City Survey, according to the official plat thereof, as recorded in the office of the County Recorder of said County.

PARCEL 6:

Beginning at the Southeast Corner of Lot 2, Block 46, Plat "A" Salt Lake City Survey, and running thence West 93.4 feet; thence North 150 feet; thence East 93.4 feet; thence South 150 feet to the place of beginning.

PARCEL 7:

Beginning at a point seventy and one-half (70-1/2) feet East of the Northwest corner of Lot 7, Block 46, Plat "A", Salt Lake City Survey, and running thence South one hundred fifty (150) feet; thence East twelve (12) feet; thence North one hundred fifty (150) feet and thence West twelve (12) feet to the place of beginning.

ALSO:

Beginning at a point one(1) rod East and ten (10) rods South of the Northwest corner of Lot seven (7), Block forty-six (46), Plat "A", Salt Lake City Survey, and running thence East four (4) rods; thence North fifteen (15) feet; thence West four (4) rods and thence South fifteen (15) feet to the place of beginning.

Tax ID Number: 15 01 153 002

15 01 302 002

15 01 302 006

15 01 302 005

15 01 302 014

15 01 302 015

15 01 153 003

Escrow No. 90556

Exhibit B  
Permitted Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Taxes for the year 2002 now a lien, not yet due. Tax I.D. No(s). 15-01-153-002-0000; 15-01-302-002-0000; 15-01-302-006-0000; 15-01-302-005-0000; 15-01-302-016-0000; 15-01-302-015-0000; 15-01-153-003-0000
9. Said land is included within the incorporated city limits of Salt Lake City, a municipal corporation of the State of Utah, and is subject to any charges and assessments made thereby.
13. (Affects Parcel 5)  
An easement granted to PacifiCorp, an Oregon corporation, dba Utah Power & Light Company; to erect, maintain and operate electric transmission and distribution lines, communications circuits, fiber optic cables and associated facilities and structures, together with all rights of ingress and egress; in the document recorded January 14, 1992 as Entry No. 5182980 in Book 6398 at Page 201 of Official Records.

BK8599PG0919

14053057 B: 11391 P: 19 Total Pages: 2  
12/15/2022 09:58 AM By: SCalderson Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA  
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Redevelopment Agency of Salt Lake City  
451 South State Street, Room 118  
Salt Lake City, UT 84114

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **NCS-1149366-SLC1 (ami)**  
A.P.N.: **15-01-153-009, 15-01-153-0004 & 15-01-153-005**

**State of Utah, Division of Facilities Construction and Management**, Grantor, of **Taylorville**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Redevelopment Agency of Salt Lake City**, Grantee, of **Salt Lake City**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

### PARCEL 1:

**BEGINNING 247.5 FEET WEST FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 46, PLAT "A", SALT LAKE CITY SURVEY, RUNNING THENCE EAST 48 FEET; THENCE SOUTH 10 RODS; THENCE WEST 48 FEET; THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.**

### PARCEL 2:

**BEGINNING AT A POINT 157 FEET WEST FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 46, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 42 1/2 FEET; THENCE SOUTH 10 RODS; THENCE EAST 42 1/2 FEET; THENCE NORTH 10 RODS TO THE POINT OF BEGINNING.**

### PARCEL 3:

**BEGINNING AT A POINT WHICH IS 132.0 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 46, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 198.0 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE WEST 115.75 FEET; THENCE SOUTH 132.0 FEET; THENCE WEST 41.25 FEET; THENCE SOUTH 33.0 FEET;**

**THENCE WEST 8.0 FEET, MORE OR LESS, TO A POINT 165.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 32.0 FEET, MORE OR LESS, TO A POINT 133.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE EAST 49.5 FEET; THENCE SOUTH 1 FOOT; THENCE EAST 115.5 FEET TO THE POINT OF BEGINNING.**

Witness, the hand(s) of said Grantor(s), this December 13, 2022

State of Utah, Division of Facilities Construction and Management

By: Lee Fairbourn  
Name: Lee Fairbourn  
Title: Real Estate Manager

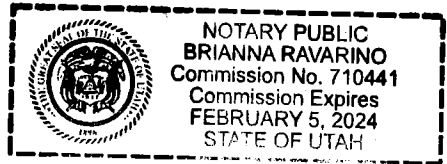
STATE OF Utah)  
)ss.  
County of Salt Lake)

On 12/13/22, before me, the undersigned Notary Public, personally appeared **Lee Fairbourn the Real Estate Manager for the State of Utah, Division of Facilities Construction and Management**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

[Signature]  
Notary Public



10/02  
4

WHEN RECORDED RETURN TO:

Jill Wilkerson Smith  
Salt Lake City Redevelopment Agency  
451 South State Street, Room 418  
Salt Lake City, Utah 84111

Sidwell #: 15-01-153-006-0000

SL City Redevelopment  
agency

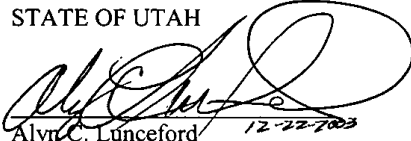
8955692  
01/21/2004 01:37 PM NO FEE  
Book - 8936 Pg - 210-213  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
REDEVELOPMENT AGENCY OF S. CO.  
BY: BRN, DEPUTY - NA 4 P.

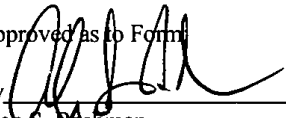
QUIT CLAIM DEED

The STATE OF UTAH, by and through the DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department of Administrative Services, with its principal office at 4110 State Office Building, Salt Lake City, County of Salt Lake, Utah 84114 (hereinafter referred to as the "Grantor") does hereby QUIT CLAIM unto the REDEVELOPMENT AGENCY OF SALT LAKE CITY, 451 South State Street, Room 418, Salt Lake City, Utah 84111 (hereinafter referred to as the "Grantee"), for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt whereof is hereby acknowledged, the particular land, situated in Salt Lake City, County of Salt Lake, Utah and more particularly described in EXHIBIT "A" which is attached hereto and incorporated herein by this reference.

SUBJECT to the Right of First Offer or Refusal and Option Agreement between the Grantor and Grantee, dated October 14, 2003, and to the reservations, easements, restrictions, rights of way, and encumbrances currently of record, and those enforceable in law and equity.

IN WITNESS WHEREOF, the State of Utah, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services, has caused this instrument to be executed this 22nd day of December, 2003.

STATE OF UTAH  
  
Alyn C. Lunceford 12-22-2003  
Real Estate and Debt Manager  
Division of Facilities  
Construction and Management

Approved as to Form  
By:   
Alan S. Bashman  
Assistant Attorney General  
State of Utah  
Date: 12-22-03

ACCEPTED BY GRANTEE:

REDEVELOPMENT AGENCY OF SALT  
LAKE CITY

Approved as to Form by Counsel:

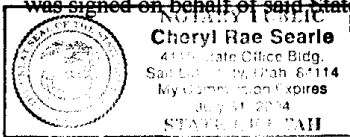
By Diane H. Banks  
Diane H. Banks  
Date: January 6, 2004

By Ross C. Anderson  
Ross C. Anderson  
Its: Chief Administrative Officer

By David J. Oka  
David J. Oka  
Its: Executive Director

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

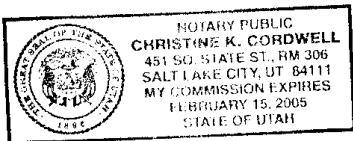
On the 2nd day of December, 2003, personally appeared before me ALYN C. LUNCEFORD, who being by me duly sworn did say that she is the Real Estate and Debt Manager, Division of Facilities of the State of Utah, and that the within and foregoing instrument was signed on behalf of said State of Utah.



Cheryl Rae Searle  
NOTARY PUBLIC

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

On the 13 day of <sup>JAN</sup>~~December~~, 200<sup>4</sup>~~3~~, personally appeared before me ROSS C. ANDERSON, who being by me duly sworn did say that he is the Chief Administrative Officer of The Redevelopment Agency of Salt Lake City, and that the within and foregoing instrument was signed on behalf of said Agency.



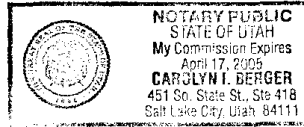
Christine K. Cordwell  
NOTARY PUBLIC

NOTARY SEAL NOT LEGIBLE  
- CO RECORDER -

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

On the 5th day of ~~December 2003~~ <sup>January 2004</sup>, personally appeared before me DAVID J. OKA, who being by me duly sworn did say that he is the Executive Director of The Redevelopment Agency of Salt Lake City, and that the within and foregoing instrument was signed on behalf of said Agency.

  
\_\_\_\_\_  
NOTARY PUBLIC



NOTARY SEAL NOT LEGIBLE  
- OO RECORDER -



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE WEST ½ OF S. 1, T.1 S., R. 1 W., SLB&M., AND WITHIN A PORTION OF LOTS 7 AND 8, BLOCK 46, PLAT A, SALT LAKE CITY SURVEY, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8, SAID POINT OF COMMENCEMENT LIES S.89°58'07"W ALONG THE CENTERLINE OF 300 SOUTH STREET 28.97 FEET AND S.00°01'01"E. 68.16 FEET FROM A SALT LAKE CITY BRASS CAP MONUMENT THAT LIES 35.00 FEET WEST ALONG THE CENTERLINE FROM THE INTERSECTION OF 500 WEST STREET; THENCE S.89°57'58"W. 115.75 FEET TO THE POINT OF BEGINNING; THENCE S.00°02'02"E. 132.00 FEET; THENCE S.89°57'58"W. 41.25 FEET; THENCE N.00°02'02"W. 132.00 FEET TO THE SOUTH RIGHT-OF-WAY OF 300 SOUTH STREET; THENCE N.89°57'58"E. 41.25 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINS 0.125 ACRES OF LAND MORE OR LESS.