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5/4/2017 11:24:00 AM \$13.00  
Book - 10554 Pg - 2912-2913  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 2 P.

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  
AFTER RECORDING RETURN TO:  
TIP Trolley Square, LLC, a Utah limited  
liability company  
8355 Supernal Way  
Salt Lake City, UT 84121

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

## SPECIAL WARRANTY DEED

Escrow No: **NCS-842742-SLC1 (ach)**  
A.P.N.: **16-06-481-002-0000**

**TIP, LLC, a Utah limited liability company**, Grantor, of **Salt Lake City, Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**TIP Trolley Square, LLC, a Utah limited liability company**, 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 80 FEET EAST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 18, PLAT "B", SALT LAKE CITY SURVEY; RUNNING THENCE EAST 79.75 FEET; THENCE SOUTH 156 FEET; THENCE WEST 79.75 FEET; THENCE NORTH 156 FEET TO THE POINT OF BEGINNING.**

### PARCEL 1A:

**TOGETHER WITH A RIGHT OF WAY AS FAR AS SAME IS APPURTENANT TO ABOVE DESCRIBED PROPERTY:**

**BEGINNING 80 FEET EAST OF THE NORTHWEST CORNER OF LOT 5; THENCE WEST 9 FEET; THENCE SOUTH 165 FEET; THENCE EAST 97.75 FEET; THENCE NORTH 165 FEET; THENCE WEST 9 FEET; THENCE SOUTH 156 FEET; THENCE WEST 79.75 FEET; THENCE NORTH 156 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this May 2, 2017.

TIP, LLC, a Utah limited liability company

By: [Signature]  
Name: Robert B. Hanks  
Title: Manager

By: [Signature]  
Name: Wendy W. Hanks  
Title: Manager

STATE OF Utah )  
County of Salt Lake )ss.

On May 2nd, 2017, before me, the undersigned Notary Public, personally appeared **Robert B. Hanks and Wendy W. Hanks, managers of TIP, LLC, a Utah limited liability company**, 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: 9/9/18

[Signature]  
Notary Public

