

When Recorded, Mail To:  
Kirton McConkie  
Attn: Robert C. Hyde  
Kirton McConkie Building  
50 East South Temple  
Salt Lake City, UT 84145  
Fax (801) 321-4893

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8/8/2012 1:57:00 PM \$61.00  
Book - 10044 Pg - 1060-1066  
Gary W. Ott  
Recorder, Salt Lake County, UT  
KIRTON & MCCONKIE  
BY: eCASH, DEPUTY - EF 7 P.

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(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

PROPERTY RESERVE, INC., a Utah nonprofit corporation, whose address is 5 Triad Center, Suite 650, Salt Lake City, Utah 84180 ("Grantor"), hereby conveys and warrants, against those claiming by, through or under Grantor and not otherwise, to CITY CREEK RESERVE, INC., a Utah nonprofit corporation, whose address is 15 East South Temple, Suite 800, Salt Lake City, Utah 84150 ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor's right, title and interest in and to the following described tract of land situated in Salt Lake County, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein (the "Property").

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use and benefit of Grantee, and Grantee's successors and assigns, forever.

SUBJECT to that certain right of first refusal in favor of Sinclair Real Estate Company ("Sinclair"), as set forth in that certain Special Warranty Deed from Sinclair, as grantor, to Grantor, as grantee, dated December 14, 2009, and recorded on December 16, 2009 as Entry No.10860536 in Book 9789 at Page 2040 of the records of the Salt Lake County Recorder.

SUBJECT to all recorded easements, encroachments, roads and highways, questions of survey; general taxes for the year 2012 and all subsequent years; and all special taxes or special assessments, levied or assessed, and all installments of special taxes or special assessments, not due and payable as of the date hereof.

*[Signature and notary acknowledgement on following page.]*

WITNESS the hand of said Grantor, this 27<sup>th</sup> day of June, 2012.

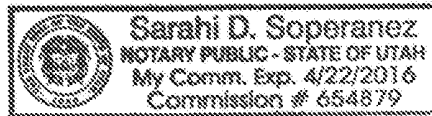
GRANTOR: PROPERTY RESERVE, INC.,  
a Utah nonprofit corporation

By: [Signature]  
Name: Mark B. Gibbons  
Its: President

STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

On this 27<sup>th</sup> day of June, 2012, personally appeared before me Mark B. Gibbons, known or satisfactorily proved to me to be the President of Property Reserve, Inc., a Utah nonprofit corporation, who acknowledged to me that he signed the foregoing instrument as President for said corporation.

[Signature]  
Notary Public for the State of Utah



**EXHIBIT A**

**PARCEL NO. 1:**

Beginning 2.67 feet West from the Northwest corner of Lot 5, Block 40, Plat "A", Salt Lake City Survey, and running thence East 85.17 feet; thence South 82.5 feet; thence West 85.17 feet; thence North 82.5 feet to the point of beginning.

**PARCEL NO. 2:**

Beginning at a point 82.5 feet East of the Northwest corner of Lot 5, Block 40, Plat "A", Salt Lake City Survey, and running thence East 82-1/2 feet; thence South 82-1/2 feet; thence West 82-1/2 feet; thence North 82-1/2 feet to the place of beginning.

**PARCEL NO. 3:**

Beginning at a point 82.5 feet South of the Northwest corner of Lot 6, Block 40, Plat "A", Salt Lake City Survey, and running thence South 52.25 feet; thence East 16.4 feet; thence South 20.75 feet; thence West 14.4 feet; thence South 33.0 feet; thence West 2.0 feet; thence South 12.0 feet; thence West 167.67 feet; thence North 118.0 feet; thence East 167.67 feet to the point of beginning.

**PARCEL NO. 4:**

Commencing at the Northwest corner of Lot 6, Block 40, Plat "A", Salt Lake City Survey, and running thence East 56.3 feet; thence South 155.5 feet; thence West 39.9 feet; thence North 20.75 feet; thence West 16.4 feet; thence North 134.75 feet to the point of commencement.

**LESS AND EXCEPTING THEREFROM:**

Beginning at a point of intersection of the West line of Carson Street and the North line of Block 40, that is South 89°57'35" West 211.03 feet from the Northeast corner of Lot 8, Block 40, ATLAS PLAT 5, official survey of Plat "A", Salt Lake City Survey; thence South 00°10'15" West 10.50 feet; thence South 89°57'35" West 284.06 feet to the West line of Lot 6, Block 40, thence North 00°10'26" East 10.50 feet to the North line of Lot 6, thence North 89°57'35" East 284.06 feet to the point of beginning.

**PARCEL NO. 5:**

Commencing at a point 56.3 feet East from the Northwest corner of Lot 6, Block 40, Plat "A", Salt Lake City Survey, and running thence East 89.53 feet; thence South 155.5 feet; thence West 89.53 feet; thence North 155.5 feet to the point of commencement.

**LESS AND EXCEPTING THEREFROM:**

Beginning at a point of intersection of the West line of Carson Street and the North line of Block 40, that is South 89°57'35" West 211.03 feet from the Northeast corner of Lot 8, Block 40, ATLAS PLAT 5, official survey of Plat "A", Salt Lake City Survey; thence South 00°10'15" West 10.50 feet; thence South 89°57'35" West 284.06 feet to the West line of Lot 6, Block 40, thence North 00°10'26" East 10.50 feet to the North line of Lot 6, thence North 89°57'35" East 284.06 feet to the point of beginning.

**PARCEL NO. 6:**

Commencing 145.83 feet East of the Northwest corner of Lot 6, Block 40, Plat "A", Salt Lake City Survey, and running thence South 155.5 feet; thence East 138.17 feet; thence North 155.5 feet; thence West 138.17 feet to the place of commencement.

**LESS AND EXCEPTING THEREFROM:**

Beginning at a point of intersection of the West line of Carson Street and the North line of Block 40, that is South 89°57'35" West 211.03 feet from the Northeast corner of Lot 8, Block 40, ATLAS PLAT 5, official survey of Plat "A", Salt Lake City Survey; thence South 00°10'15" West 10.50 feet; thence South 89°57'35" West 284.06 feet to the West line of Lot 6, Block 40, thence North 00°10'26" East 10.50 feet to the North line of Lot 6, thence North 89°57'35" East 284.06 feet to the point of beginning.

**PARCEL NO. 7:**

Beginning at a point on the East right of way line of "Carson Street", that is South 89°57'35" West 146.220 feet and South 00°00'46" East 10.50 feet from the Northeast corner of Lot 8, Block 40, Plat 5, official survey of Plat "A", Salt Lake City Survey; thence South 00°00'46" East 145.636 feet along the East right of way line; thence South 89°57'30" West 65.31 feet to the West right of way line; thence North 00°10'15" East 145.638 feet along the West right of way line; thence North 89°57'35" East 64.844 feet to the point of beginning.

**PARCEL NO. 8:**

Beginning at the Northeast corner of Lot 8, in Block 40 of Plat A, Salt Lake City Survey, the place of beginning being the point formed by the intersection of the South side of West Fourth South Street and the West side of Main Street, and from said place of beginning running South along the West side of said Main Street 155-1/2 feet; thence running West 145 feet; thence running North 155-1/2 feet, and running thence East 145 feet to the place of beginning.

**LESS AND EXCEPTING THEREFROM:**

Beginning at the Northeast corner of Lot 8, Block 40, Atlas Plat 5, official survey of Plat "A", Salt Lake City Survey; thence South 00°10'10" West 10.50 feet; thence South 89°57'35" West 146.22 feet; thence North 00°00'46" West 10.50 feet; thence North 89°57'35" East 146.22 feet to the point of beginning.

**PARCEL NO. 9:**

Beginning at a point 2.67 feet West and 200.5 feet South from the Northwest corner of Lot 5, Block 40, Plat "A", Salt Lake City Survey, and running thence South 50.0 feet; thence East 167.7 feet; thence North 50.0 feet; thence West 167.67 feet to the point of beginning.

**PARCEL NO. 10:**

Commencing at the Northeast corner of Lot 1, Block 40, Plat A, Salt Lake City Survey and running thence North 110.22 feet, thence West 145 feet, thence South 110.22 feet, more or less; thence East 145 feet along the North line of Lot 1 to the point of beginning.

Also that portion of Lots 5, 6 and 7 of said Block 40, commencing at a point 221.5 feet South and 211 feet West of the Northeast corner of said Block 40 and running thence West 282 feet; thence North 33 feet; thence West 2 feet to the East line of Lot 5 of Block 40; thence South 62

feet; thence West 167.67 feet; thence South 79.50 feet; thence East 451.67 feet; thence North 108.5 feet to the point of beginning.

**PARCEL NO. 11:**

Beginning 2.67 feet West from the Northwest corner of Lot 4, Block 40, Plat "A", Salt Lake City survey, and running thence South 9 rods; thence East 167.67 feet; thence North 9 rods; thence West 167.67 feet to the point of beginning.

**PARCEL NO. 12:**

Beginning 2.67 feet West and 125.75 feet North from the Southwest corner of Lot 4, Block 40, Plat "A", Salt Lake City Survey, and running thence North 55.75 feet; thence East 167.67 feet; thence South 1 rod; thence West 2 rods; thence South 39.25 feet; thence West 134.67 feet to the point of beginning.

**PARCEL NO. 13:**

Beginning 2.67 feet West and 5 rods North from the Southwest corner of Lot 4, Block 40, Plat "A", Salt Lake City Survey, and running thence North 43.25 feet; thence East 134.67 feet; thence South 43.25 feet; thence West 134.67 feet to the point of beginning.

**PARCEL NO. 14:**

Beginning 2.67 feet West from the Southwest corner of Lot 4, Block 40, Plat "A", Salt Lake City Survey; and running thence North 5 rods; thence East 85.17 feet; thence South 5 rods; thence West 85.17 feet to the point of beginning.

**PARCEL NO. 15:**

Beginning at the Southeast corner of Lot 4, Block 40, Plat "A", Salt Lake City Survey, and running thence North 10 rods; thence West 2 rods; thence South 5 rods; thence West 3 rods; thence South 5 rods; thence East 5 rods to the point of beginning.

**PARCEL NO. 16:**

All of Lot 3, Block 40, Plat "A", Salt Lake City Survey, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

**PARCEL NO. 17:**

All of Lots 1 and 2, Block 40, Plat "A", Salt Lake City Survey, as recorded on the official plat on file in the office of the County Recorder of Salt Lake County, State Of Utah:

EXCEPTING THEREFROM The South 14.58 feet of Carson Street as dedicated for the perpetual use of the public according to the official plat thereof as filed in the office of the Salt Lake County Recorder on June 15, 1909 in Book "F", Page 6, Entry No. 251043.

**PARCEL NO. 18:**

Beginning 221.5 feet South from the Northeast corner of Block 40, Plat "A", Salt Lake City Survey; thence running West 493 feet; thence North 66 feet; thence East 493 feet; thence South 66 feet to the place of beginning.

ALSO: Beginning 221.5 feet South and 145 feet West of the Northeast corner of Block 40, Plat "A", Salt Lake City Survey, on the South line of Walker Place; thence running South 124.72 feet; thence West 66 feet; thence North 124.72 feet; thence East 66 feet to the place of beginning.

**PARCEL NO. 19:**

Beginning 84.5 feet South of the Northwest corner of Lot 4, Block 39, Plat "A", Salt Lake City Survey, and running thence South 40.5 feet; thence East 165 feet; thence North 40.5 feet; thence West 165 feet to the beginning.

**PARCEL NO. 20:**

Beginning 25 feet North of the Southwest corner of Lot 4, Block 39, Plat "A", Salt Lake City Survey, thence North 15 feet; thence East 82.5 feet; thence South 15 feet; thence West 82.5 feet to beginning.

**PARCEL NO. 21:**

Commencing at the Northwest corner of Lot 3, Block 39, Plat "A", Salt Lake City Survey; and running thence South 5 rods; thence East 10 rods; thence North 122.50 feet; thence West 5 rods; thence South 15 feet; thence West 5 rods; thence South 25 feet to the place of beginning.

**PARCEL NO. 22:**

Beginning 41.25 feet North of the Southeast corner of Lot 4, Block 39, Plat "A", Salt Lake City Survey, thence North 41.25 feet; thence West 165 feet; thence South 41.25 feet; thence East 165 feet to the place of beginning.

**PARCEL NO. 23:**

Beginning at the Southeast corner of Lot 4, Block 39, Plat "A", Salt Lake City Survey and running thence North 2-1/2 rods; thence West 10 rods; thence South 2-1/2 rods; thence East 10 rods to the point of beginning.

**PARCEL NO. 24:**

Beginning at the Northeast corner of Lot 3, Block 39, Plat "A", Salt Lake City Survey and running thence South 24 feet; thence West 165 feet; thence North 24 feet; thence East 165 feet to the point of beginning.

**PARCEL NO. 25:**

Commencing 24 feet South of the Northeast corner of Lot 3, Block 39, Plat "A", Salt Lake City Survey, and running thence South 58-1/2 feet; thence West 165 feet; thence North 58-1/2 feet; thence East 165 feet to beginning.

**PARCEL NO. 26:**

The South one-half of Lot 3, Block 39, Plat "A", Salt Lake City Survey.

**PARCEL NO. 27:**

Commencing at the Northwest corner of Lot 2, Block 39, Plat "A", Salt Lake City Survey; and running thence South 5 rods; thence East 154 feet; thence South 5 rods; thence East 55 feet, more or less, to a point on the East side or surface of a brick wall 70.97 feet, more or less, West of the Southeast corner of said Lot 2; thence North along the East side or surface of said brick wall 165

feet to the North line of said Lot 2; thence West along the North line of said Lot 2, a distance of 209 feet, more or less, to the place of beginning.

ALSO: Beginning at the Southwest corner of Lot 2, Block 39, Plat "A", Salt Lake City Survey; and running thence East 154 feet; thence North 82-1/2 feet; thence West 154 feet; thence South 82-1/2 feet to beginning.

**PARCEL NO. 28:**

Beginning at a point 209 feet East of the Southwest corner of Lot 2, Block 39, Plat "A", Salt Lake City Survey, and running thence East 50.03 feet; thence North 10 rods; thence West 50.03 feet; thence South 10 rods to the point of beginning.

**PARCEL NO. 29:**

Beginning at the Southeast corner of Lot 2, Block 39, Plat "A", Salt Lake City Survey and running thence North 165 feet; thence West 70.97 feet; thence South 165 feet; thence East 70.97 feet to the point of beginning.

Parcel Numbers:

15-01-432-001, 15-01-432-002, 15-01-432-003, 15-01-432-004, 15-01-432-005, 15-01-432-006, 15-01-432-007, 15-01-433-004, 15-01-434-001, 15-01-434-002, 15-01-434-003, 15-01-434-004, 15-01-434-005, 15-01-434-006, 15-01-434-007, 15-01-434-008, 15-01-434-009, 15-01-424-010, 16-06-306-006, 16-06-306-007, 16-06-306-008, 16-06-306-009, 16-06-306-010, 16-06-306-011, 16-06-306-012, 16-06-306-013, 16-06-306-014, 16-06-306-015, and 16-06-306-016.