

11866620  
6/16/2014 4:34:00 PM \$13.00  
Book - 10238 Pg - 5693-5694  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BACKMAN TITLE SERVICES  
BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICE TO  
RS West Valley LLC  
3675 West 2150 South #3  
West Valley City, UT 84120

Order No. 5-084342

## Special Warranty Deed

(Limited Liability Form)

ATF V 1973, LLC

of Salt Lake City, County of Salt Lake, State of UTAH, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to

RS West Valley, LLC, a Utah limited liability company

of Salt Lake City County of Salt Lake, State of UT Grantee 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:

### PARCEL 1:

Beginning at a point East 175 feet, more or less and North 239.26 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said section corner being an unmarked county survey monument located at the South right of way line of the Salt Lake Garfield & Western Railroad, said beginning point is also South 0 deg. 04'57" West 34.69 feet and East 175 feet, more or less, and North 239.26 feet, more or less, from an unmarked county survey monument which is South 89 deg. 57'27" West 2639.80 feet from the North quarter corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, as shown on the area reference plat on file in the Salt Lake County Surveyor's office, and running thence from said beginning point East 156 feet, more or less; thence North 91.57 feet; thence North 19 deg. 28'15" West 8.94 feet; thence West 153.02 feet, more or less; thence South 100.00 feet to the point of beginning.

### PARCEL 1A:

Together with a 28 foot right of way described as follows: Beginning on the South line of North Temple Street at a point 323.33 feet North 89 deg. 58'38" East and South 66.60 feet from a Salt Lake City Survey Monument, said monument being South 89 deg. 58'38" West 2577.29 feet from a Salt Lake City Survey Monument at the intersection of North Temple Street and Redwood Road to the North, said point of beginning being also East 326 feet and North 704 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 360 feet, more or less; thence South 19 deg. 28'15" East 15 feet; thence South 91.57 feet, more or less, along the East line of the above described property; thence East 28 feet; thence North 91.57 feet, more or less; thence North 19 deg. 28'15" West 15 feet; thence North 360 feet, more or less, to the South line of North Temple Street; thence West 28 feet to the point of beginning.

Parcel No: 08-34-353-002

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

Special Warranty Deed-Limited Liability  
Backman Title Services Ltd.

Ent 11866620 BK 10238 PG 5693

WITNESS, the hand(s) of said Grantor(s), this 16th of June AD., 2014

Signed in the Presence of:

Witness:

ATF V 1973, LLC

Alan D. Fox

By Alan D. Fox  
Its Managing Member

STATE OF Utah )  
County of Salt Lake ) SS.

The foregoing instrument was acknowledged before me this 16th day of June, 2014  
By Alan D. Fox  
the Managing Member of ATF V 1973, LLC

Brenda S. Holliday  
Notary Public  
My Commission Expires: 11-18-15 Residing at: SLC, UT.

