

WHEN RECORDED RETURN TO:

Alan D.Fox and Theresa L. Fox
1050 South State
Salt Lake City, Utah 84111

11892450
8/5/2014 10:11:00 AM \$19.00
Book - 10250 Pg - 6474-6477
Gary W. Ott
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 4 P.

Order No. 5-084340

AFFIDAVIT TERMINATING LEASEHOLD INTERESTS

State of Utah)
)
) :ss
County of Salt Lake)

We, Alan D. Fox and Theresa L. Fox, being first duly sworn, do hereby depose and say:

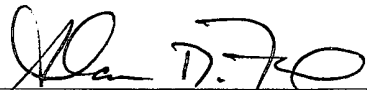
1. I, Alan D. Fox, am the Manager of ATF V 1975, LLC ("ATF V 1975"), and I have personal knowledge of the facts contained in this Affidavit and I am over the age of 18 years.
2. I, Theresa L. Fox, am the Manager of ATF V 1975, LLC ("ATF V 1975"), and I have personal knowledge of the facts contained in this Affidavit and I am over the age of 18 years.
3. This Affidavit concerns and affects certain real property ("Property") located in Salt Lake County, State of Utah, more particularly described as follows:

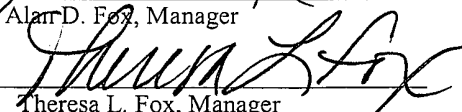
SEE ATTACHED LEGAL DESCRIPTION.
4. Parcel No.: 08-34-353-026; 08-34-353-027; 15-03-101-014
5. ATF V 1975, LLC ("ATF V 1975") is the owner of the Property, which it acquired title to by a Deed recorded November 2, 2006, as Entry No. 9896056.
6. Lease between New Life Office Systems, LC, as Lessee ("Lessee"), and ATF V Ltd., a Utah limited partnership as Lessor ("Lessor"), dated July 19, 1997 as evidenced by an Unrecorded Lease recorded January 17, 2002 as Entry No. 8124181, in Book/Page, 8555/5950 of the official records of Salt Lake County Recorder. This Agreement disclosed that the Property had been leased to New Life Office Systems, LC ("Lessee"). Lessee is not in possession of the Property and no longer has an interest in it.

FURTHER, Affiant sayeth naught.

Dated this 4th day of August, 2014.

ATF V 1975, LLC, a Utah Limited Liability Company

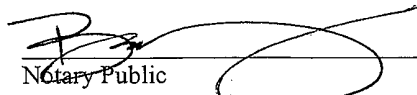
By: 
Alan D. Fox, Manager

By: 
Theresa L. Fox, Manager

The foregoing instrument was acknowledged before me this 4th day of August, 2014, by Alan D. Fox and Theresa L. Fox, Managers of ATF V 1975, LLC, a Utah limited liability company.

My Commission Expires:

11-18-15



Notary Public
Residing at: Salt Lake City, Utah

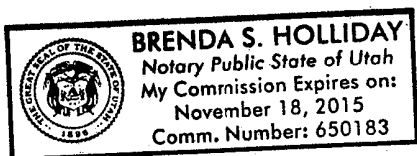


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point East 175 feet, more or less, and North 69.29 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 69.29 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 170 feet, more or less to a point 465.65 feet South of the South line of North Temple Street; thence West 156 feet, more or less; thence South 170 feet, more or less, to the point of beginning.

Parcel No.: 08-34-353-026

PARCEL 1A:

Together with and subject to a free and uninterrupted perpetual easement for ingress, egress and regress between the above-described premises and North Temple Street in the aforesaid county for vehicular and pedestrian traffic over, through and across the following described tract of land in Salt Lake County, State of Utah: 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 310 feet, more or less, along the East line of the above-described property; thence East 28 feet; thence North 310 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 2:

Beginning at a point East 175 feet, more or less, and North 35.26 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 35.26 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 North 34.0 feet, more or less, to a point 635.65 feet South of the South line of North Temple Street; thence East 156.0 feet; thence South 34.0 feet; thence West 156.0 feet to the point of beginning.

Parcel No.: 08-34-353-027

PARCEL 3:

A parcel of land being of entire tract of land situated in Northwest quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian:

Beginning at a point 175.00 feet North 89 deg. 57'27" East along the base line from the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, thence North 89 deg. 57'27" East 184.00 feet along said base line; thence South 33.27 feet to the South right of way line of the Salt Lake Garfield and Western Railroad; thence West 184.00 feet along said South right of way line; thence North 33.13 feet to the point of beginning.

Parcel No.: 15-03-101-014

Parcel No.: **08-34-353-026, 08-34-353-027, 15-03-101-014**