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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CALLISTER NEBEKER & MCCULLOUGH
10 E SOUTH TEMPLE STE 900
SLC UT 84133
BY: KJE, DEPUTY - MA 3 P.

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, ESQ.
CALLISTER NEBEKER & McCULLOUGH
PARKVIEW PLAZA 1
2180 SOUTH 1300 EAST, SUITE 600
SALT LAKE CITY, UTAH 84106

Space above for County Recorder's use

SPECIAL WARRANTY DEED

ATF V, LTD, grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it to **ATF V 1975, LLC**, grantee, of 1975 W. North Temple Street, Salt Lake City, State of Utah 84116, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Salt Lake County, State of Utah**:

PARCEL NO. 08-34-353-026-0000:

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°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°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.

TOGETHER WITH AND SUBJECT TO A FREE AND UNINTERRUPTED PERPETUAL EASEMENT FOR INGRESS, EGRESS AND REGRESS BETWEEN THE ABOVE-DESCRIBED PREMISES AND NORTH TEMPLE

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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 $89^{\circ}58'38''$ EAST AND SOUTH 66.60 FEET FROM A SALT LAKE CITY SURVEY MONUMENT, SAID MONUMENT BEING SOUTH $89^{\circ}58'38''$ 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 $19^{\circ}28'15''$ 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 $19^{\circ}28'15''$ 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. 08-34-353-027-0000:

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 $0^{\circ}04'57''$ 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 $89^{\circ}57'27''$ 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.

WITNESS, the hands of said grantors this 24 day of October, 2006.

ATF V, LTD

[Signature]
Alan D. Fox, General Partner

[Signature]
Theresa L. Fox, General Partner

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

On the 24 day of October, 2006,
personally appeared before me, **Alan D. Fox and Theresa L. Fox, General Partners of ATF V, LLC**, the signers of the within instrument, who duly acknowledged to me that they executed the same.

[Signature]
NOTARY PUBLIC

