

WHEN RECORDED RETURN TO:
 Richard D. Hart
 2030 South 750 East
 Bountiful, Utah 84010

11356075
 3/23/2012 1:44:00 PM \$15.00
 Book - 10001 Pg - 8402-8404
 Gary W. Ott
 Recorder, Salt Lake County, UT
 FIRST AMERICAN NCS
 BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel No: 15-01-302-011-000 & 15-01-302-012-000
 Space above for County Recorder's Use

WARRANTY DEED

R & H INVESTMENTS, INC., an administratively dissolved Utah corporation winding up its affairs, GRANTOR, hereby conveys and warrants to RICHARD D. HART, an individual, GRANTEE, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, that certain real property in fee, with an address of 550 West 400 South, Salt Lake City, Salt Lake County, State of Utah, 84101, more particularly described as:

PARCEL 1:

COMMENCING 3 RODS EAST OF THE SOUTHWEST CORNER LOT 3, BLOCK 46, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 2-¼ RODS; THENCE NORTH 10 RODS; THENCE WEST 2-¼ RODS; THENCE SOUTH 10 RODS TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING 5-¼ RODS EAST OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 46, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 2-¼ RODS; THENCE NORTH 10 RODS; THENCE WEST 2-¼ RODS; THENCE SOUTH 10 RODS TO THE PLACE OF BEGINNING.

SUBJECT ONLY TO (i) such non-financial easements, encumbrances, restrictions, reservations and rights of way of record, or enforceable in law or in equity, or discoverable by an inspection of the property (collectively, the "Encumbrances"); and (ii) those easements, restrictions, rights-of-way, and other matters of record described on Exhibit A attached hereto and incorporated herein by this reference and (iii) current taxes and assessments.

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

Dated this 9th day of March, 2012.

GRANTOR:

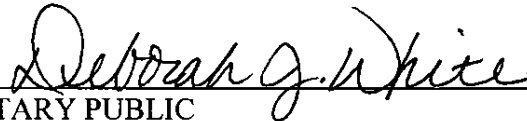
R & H INVESTMENTS, INC., an administratively dissolved Utah corporation winding up its affairs



Richard D. Hart, President

STATE OF Utah)
COUNTY OF Salt Lake) :SS

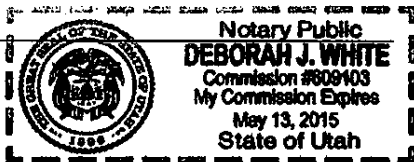
The foregoing instrument was acknowledged before me this 9th day of March, 2012, by Richard D. Hart, as President of R&H Investments, Inc., an administratively dissolved Utah corporation winding up its affairs.



NOTARY PUBLIC

Residing at: _____

My Commission Expires:



**EXHIBIT A
TO
WARRANTY DEED**

(Permitted Exceptions)

1. Release and Deed of Easement in favor of The Denver and Rio Grande Railroad Company for the maintenance of a viaduct, recorded June 26, 1916 as Entry No. 362023 in Book 3E of liens and leases at Page 162 of Official Records.

2. An easement over, across or through the land for electric power transmission lines and communication lines and incidental purposes, as granted to PacifiCorp, an Oregon corporation by Instrument recorded October 14, 1997 as Entry No. 6762533 in Book 7780 at Page 2004 of Official Records.

3. Notice of Adoption of Redevelopment Plan entitled "Depot District Redevelopment Project Area Plan" and dated October 15, 1998 recorded October 22, 1998 as Entry No. 7127194 in Book 8133 at Page 1835 of Official Records.

Notice of Adoption of Redevelopment Plan entitled "Granary District Redevelopment Project Area Plan" and dated April 15, 1999 recorded April 22, 1999 as Entry No. 7329735 in Book 8270 at Page 3839 of Official Records.

Amended Notice of Adoption of Redevelopment Plan entitled "Depot District Redevelopment Project Area Plan" and dated October 15, 1998 recorded May 06, 1999 as Entry No. 7345726 in Book 8275 at Page 1402 of Official Records.

4. Salt Lake City Ordinance Adopting the Central Community Master Plan, Pursuant to Petition No. 400-01-36 recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records.