

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

University Mall Shopping Center, L.C.  
c/o: Woodbury Management Company, L.C.  
2733 Parleys Way Suite 300  
Salt Lake City, Utah 84109

### TERMINATION OF DEED RESTRICTIONS AND RESTRICTIONS AGREEMENT

THIS DECLARATION OF TERMINATION OF DEED RESTRICTIONS AND RESTRICTIONS AGREEMENT (this "**Declaration**") is made this 10 day of December 2017 ("**Effective Date**"), by University Mall Shopping Center, L.C., a Utah limited liability company ("**Declarant**").

#### RECITALS

- A. On or about October 29, 1971, University Mall, Inc., a Utah corporation, conveyed and warranted to First Security Bank of Utah, N.A., by that certain Special Warranty Deed dated October 29, 1971, and recorded on November 1, 1971, as Entry Number 14676, in Book 1244, at Page 131, in the official records of Utah County Recorder's Office (the "**Special Warranty Deed**"), that certain real property located in Orem City, Utah County, Utah and legally described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Subject Property**").
- B. University Mall, Inc. and First Security Bank of Utah, N.A. entered into that certain Agreement dated October 29, 1971, and recorded on May 1, 1973, as Entry Number 7392, in Book 1325, at Page 59, in the official records of the Utah County Recorder's Office (the "**Restrictions Agreement**"), which agreement encumbers the Subject Property.
- C. Declarant is the successor-in-interest to University Mall, Inc., and Wells Fargo Bank N.A. is the successor-in-interest to First Security Bank of Utah, N.A.
- D. Wells Fargo Bank, N.A., granted, bargained, sold and conveyed the Subject Property to Declarant by that certain Special Warranty Deed dated September 12, 2017, and recorded on September 12, 2017, as Entry Number 89469: 2017, in the official records of the Utah County Recorder's Office.

#### DECLARATION

1. Declarant hereby declares that the Restrictions Agreement is hereby released and terminated in its entirety, and declares that any restrictions, covenants, and conditions, and other rights and obligations granted, created, or imposed under the Special Warranty Deed are hereby terminated and of no further force and effect.


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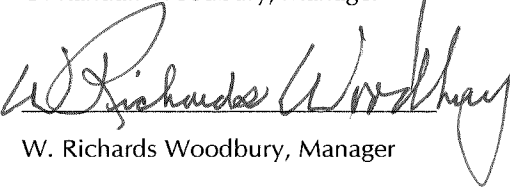
IN WITNESS WHEREOF this Declaration has been executed to be effective as of the Effective Date.

**DECLARANT:**

**UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company**

**By: WOODBURY MANAGEMENT COMPANY, L.C., a Utah limited liability company, Its Manager**

By:   
O. Randall Woodbury, Manager

By:   
W. Richards Woodbury, Manager

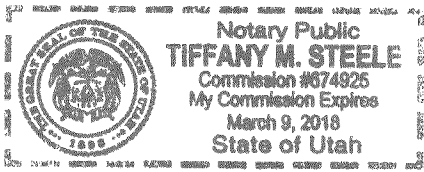
ACKNOWLEDGMENT

STATE OF UTAH )

: SS.

COUNTY OF SALT LAKE )

On the 16<sup>th</sup> day of Dec. 2017, before me personally appeared O. RANDALL WOODBURY, to me personally known to be a Manager of WOODBURY MANAGEMENT COMPANY, L.C., a Utah limited liability company, known to be the Manager of UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its articles of organization.



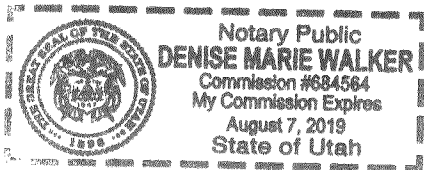
*Tiffany M. Steele*  
\_\_\_\_\_  
Notary Public

STATE OF UTAH )

: SS.

COUNTY OF SALT LAKE )

On the 18<sup>th</sup> day of December 2017, before me personally appeared W. RICHARDS WOODBURY, to me personally known to a Manager of WOODBURY MANAGEMENT COMPANY, L.C., a Utah limited liability company, known to be the Manager of UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its articles of organization.



*Denise Marie Walker*  
\_\_\_\_\_  
Notary Public

*Handwritten initials and marks*

Exhibit "A"

The Subject Property

Beginning at a point 235.31 ft. North and 64.15 ft East from the South  $\frac{1}{4}$  corner of Section 23, T6S, R2E, SLB&M, and running thence North  $18^{\circ}31'$  West 65.00 ft; thence North  $71^{\circ}29'$  East 132.20 ft; thence North  $04^{\circ}02'$  East 119.24 ft; thence South  $88^{\circ}44'$  East 100.00 ft; thence South  $04^{\circ}02'$  West 190.68 ft; thence North  $85^{\circ}58'$  West 90.83 ft; thence South  $71^{\circ}29'$  West 115.00 ft to point of beginning. *P80*

*J. W.*