

12377800
9/30/2016 10:42:00 AM \$16.00
Book - 10482 Pg - 5027-5029
Gary W. Ott
Recorder, Salt Lake County, UT
FIDELITY NATIONAL TITLE - AZ
BY: eCASH, DEPUTY - EF 3 P.

When recorded, mail to:
BRIDGEPORT RETAIL - UTAH, LLC
PO Box 428
Lake Oswego, OR 97034

Parcel Nos. 14-25-476-014 and 14-25-476-013

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, SPIRIT SPE PORTFOLIO 2006-1, LLC, a Delaware limited liability company, formerly known as Shopko SPE Real Estate, LLC, a Delaware limited liability company ("**Grantor**"), does hereby grant and convey to BRIDGEPORT RETAIL - UTAH, LLC, a Delaware limited liability company ("**Grantee**"), that certain real property situated in Salt Lake County, Utah, described on Exhibit "A" (the "**Property**"). The Grantor's name change from Shopko SPE Real Estate, LLC to Spirit SPE Portfolio 2006-1, LLC is evidenced by that certain Certificate of Amendment of Certificate of Formation of Shopko SPE Real Estate, LLC, filed with the State of Delaware, Secretary of State on May 31, 2006.

The Property is conveyed subject to all taxes and other assessments, reservations in patents, all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and all matters that an inspection or survey would disclose.

The Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor and anyone claiming by, through or under Grantor, and no other, subject to the matters above set forth.

[Signature follows on next page]

P01470

West Valley City, Utah

QB41613425.1

Ent 12377800 BK 10482 PG 5027

Dated: September 29, 2016

GRANTOR:

Spirit SPE Portfolio 2006-1, LLC, a Delaware limited liability company, formerly known as Shopko SPE Real Estate, LLC

By: Spirit SPE Manager, LLC, a Delaware limited liability company, its Manager

By: Jay Young
Name: Jay Young
Its: Executive Vice President

STATE OF Texas)
County of Dallas) ss.

On the 29 day of September 2016, personally appeared before me, Jay Young, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say that he is the Executive Vice President Spirit SPE Manager, LLC, a Delaware limited liability company, the manager of **SPIRIT SPE PORTFOLIO 2006-1, LLC**, a Delaware limited liability company, and that the foregoing instrument was signed by him on behalf of said limited liability company by authority of the articles of organization (or operating agreement), and he acknowledged to me that said limited liability company executed the same.

Katherine Hill
Notary Public

My commission expires: 7/25/2020

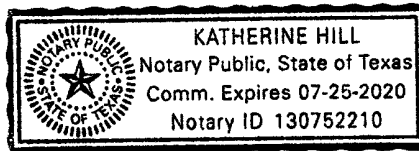


EXHIBIT "A"

(Legal Description)

Real property in the City of West Valley City, County of Salt Lake, State of Utah, described as follows:

Legal Description:

PARCEL 1:

Lot 1, SHOPKO 3500 SOUTH SUBDIVISION, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

PARCEL 2 (Entrance Road):

Parcel A, SHOPKO 3500 SOUTH SUBDIVISION, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder, more particularly described as:

Beginning at a point on the North right of way line of 3500 South Street said point being South 89°59'22" West along the Section line 645.00 feet and North 00°00'38" West 33.0 feet from the Southeast Corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 00°00'38" West 117.00 feet; thence North 89°59'22" East 60.0 feet; thence South 00°0'38" East 117.00 feet to the afore-mentioned right of way line; thence along said right of way line South 89°59'22" West 60.0 feet to the point of beginning.

Together with non-exclusive easement rights created by Cross Easement Agreement recorded as Entry No. 4738354 in Book 6105 at Page 892, as amended by Amendment No. 1 to Cross Easement Agreement recorded as Entry No. 4804543 in Book 6146 at Page 2759 and Amendment No. 2 to Cross Easement Agreement recorded as Entry No. 9287430 in Book 9089 at Page 6268.

TAX I.D. (14-25-476-012-0000)