

WHEN RECORDED MAIL TO:

GRANTEE
SJ Office Property, LLC
Attn: Jay Erwin
8490 South State Street
Midvale, Utah 84047

12946849
3/8/2019 3:38:00 PM \$13.00
Book - 10759 Pg - 1171-1172
RASHELLE HOBBS
Recorder, Salt Lake County, UT
YORK HOWELL & GUYMON
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED
(Salt Lake County Tax Parcel 27-15-228-026)

BRIAN T. BARNES and GAYLE BARNES, husband and wife as joint tenants (collectively, "Grantors") hereby CONVEY and WARRANT against all claiming by, through, or under Grantors, but not otherwise, to

SJ OFFICE PROPERTY, LLC, a Utah limited liability company, of 8490 South State Street, Midvale, Utah 84047 ("Grantee") for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of Utah, to-wit

See Legal Description attached hereto as Schedule "A"

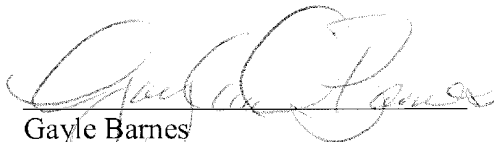
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and equity and general property taxes for the year 2019 and thereafter.

WITNESS the hand of said Grantors, this 8 day of March, 2019.

GRANTORS:



Brian T. Barnes



Gayle Barnes

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 8 day of March, 2019, personally appeared before me Brian T. Barnes and Gayle Barnes, husband and wife, signers of the within instrument, who duly acknowledged to me that they executed the same.





Notary Public

SCHEDULE A

LEGAL DESCRIPTION

Commencing at a point in the center of 10400 South Street, which is 80 rods South and 53.33 rods West from the Northeast corner of Section 15, Township 3 South, Range 1 West, Salt Lake Meridian, and running thence West 8.890 rods; thence North 18 rods; thence East 8.890 rods; thence South 18 rods to the point of beginning.

Less and excepting that portion deed to the Utah Department of Transportation in that certain Warranty Deed recorded September 15, 2000 as Entry No. 7719308 in Book 8387, Page 8038, being described as follows:

A parcel of land in fee for the widening of 10400 South Street known as Project No. 0151, being part of an entire tract of property, situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 3 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract, which is 536.465 meters (1760.06 feet) East (highway bearing South 89 deg. 31'55" East), along the centerline of 10400 South Street from the county monument in the intersection of 10400 South Street and Redwood Road, used as the Southwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 15 (Note: said point of beginning is also approximately 402.336 meters (1320 feet) South and approximately 268.206 meters (879.94 feet) West from the Northeast corner of said Section 15); and running thence West (highway bearing North 89 deg. 31'55" West) 44.710 meters (146.69 feet) along said centerline 10400 South Street to the Southwest corner of said entire tract; thence North (highway bearing North 00 deg. 16'16" East) 11.694 meters (38.37 feet) along the West boundary line of said entire tract to a point which is 16.154 meters (53.00 feet) perpendicularly distant Northerly from the centerline of said project at Engineer Station 35+601.806; thence South 88 deg. 36'52" East (highway bearing South 88 deg. 08'47" East) 44.726 meters (146.74 feet) parallel to the centerline of said project to the East boundary line of said entire tract; thence South (highway bearing South 00 deg. 16'16" West) 10.613 meters (34.82 feet) along said East boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel No.: 27-15-228-026