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Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
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A. Craig Hale  
Hale Wood PLLC  
4766 Holladay Blvd  
Holladay, UT 84117

SPECIAL WARRANTY DEED

For VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, between Tower 45, LLC; 45<sup>th</sup> Towers LLC; and VCRE45 LLC, each an Alaska limited liability company ("Grantor"), whose address is 1600 A Street, Suite 110 Anchorage, Alaska 99501, CONVEYS and WARRANTS against all claiming by, through, or under the acts of the Grantor to RBM 45<sup>th</sup> Tower, LLC, a Utah limited liability company, whose address is 404 W 400 South, Suite M, Salt Lake City, Utah 84101, its successors and assigns, ("Grantee"), the real property located in Salt Lake County, Utah, described on **Exhibit A** attached hereto and made a part hereof (the "Property");

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

Subject to conditions, reservations, restrictions, covenants, rights of way and easements of record, and real estate taxes assessed for the current tax year, a lien not yet due and payable, and all taxes accruing thereafter and subject to all future assessments, which taxes and future assessments Grantee expressly assumes and agrees to pay; and

[SIGNATURE PAGE FOLLOWS]

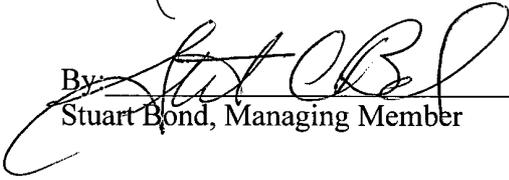
FIRST AMERICAN TITLE  
#NCS-819375CP

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor on this 4<sup>th</sup> day of January, 2017.

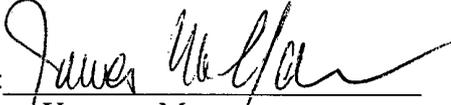
TOWER 45 LLC

By:   
Leonard Hyde, Managing Member

45<sup>TH</sup> TOWERS LLC

By:   
Stuart Bond, Managing Member

VCRE45 LLC

By:   
James Yarmon, Manager

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

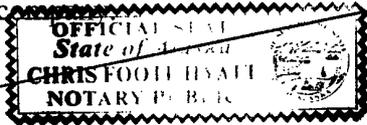
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of Dec, 2016 by Leonard Hyde, as Managing Member of Tower 45, LLC, an Alaska limited liability company, on behalf of the company.



Alina M. Crow  
Notary Public for Alaska  
My commission expires: 12/08/2019

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of Dec, 2016 by Stuart Bond, as Managing Member of 45<sup>th</sup> Towers LLC, an Alaska limited liability company, on behalf of the company.



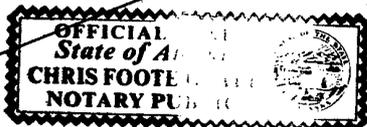
Chris Foote Hyatt  
Notary Public for Alaska  
My commission expires: 10/1/18

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of Dec, 2016 by James Yarmon, as Manager of VCRE45 LLC, an Alaska limited liability company, on behalf of the company.



Chris Foote Hyatt  
Notary Public for Alaska  
My commission expires: 10/1/18



STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2016 by Leonard Hyde, as Managing Member of Tower 45, LLC, an Alaska limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public for Alaska  
My commission expires: \_\_\_\_\_

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of Dec, 2016 by Stuart Bond, as Managing Member of 45<sup>th</sup> Towers LLC, an Alaska limited liability company, on behalf of the company.



Chris Foote Hyatt  
Notary Public for Alaska  
My commission expires: 10/1/18

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of Dec, 2016 by James Yarmon, as Manager of VCRE45 LLC, an Alaska limited liability company, on behalf of the company.



Chris Foote Hyatt  
Notary Public for Alaska  
My commission expires: 10/1/18

## Exhibit "A"

### Legal Description

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

PARCEL 1:

BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF 4500 SOUTH STREET AT A POINT WHICH IS NORTH 89°50'30" EAST 79.91 FEET ALONG THE MONUMENT LINE AND SOUTH 33 FEET FROM A SALT LAKE COUNTY MONUMENT IN SAID 4500 SOUTH STREET, SAID MONUMENT BEING NORTH 89°50'30" EAST 1521.88 FEET FROM THE SALT LAKE COUNTY MONUMENT IN THE INTERSECTION OF 4500 SOUTH STREET AND STATE STREET (THE POINT OF BEGINNING ALSO DESCRIBED AS BEING 293.24 FEET SOUTH AND 202.62 FEET WEST OF THE CENTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN); AND RUNNING THENCE NORTH 89°50'30" EAST ALONG SAID SOUTH LINE OF 4500 SOUTH STREET 378.80 FEET; THENCE SOUTH 65.00 FEET; THENCE EAST 88.20 FEET TO THE WESTERLY BANK OF BIG COTTONWOOD CREEK; THENCE ALONG SAID WESTERLY BANK SOUTH 11.76 FEET AND SOUTH 32°43'00" WEST 71.07 FEET; THENCE SOUTH 17°32'28" WEST 65.00 FEET; THENCE SOUTH 87°40'00" WEST 19.84 FEET TO SAID WESTERLY BANK OF BIG COTTONWOOD CREEK; THENCE ALONG SAID WESTERLY BANK SOUTH 9°16'00" EAST 81.78 FEET; THENCE WEST 84.68 FEET; THENCE SOUTH 45°00'00" WEST 130.10 FEET; THENCE WEST 45.00 FEET; THENCE SOUTH 42.00 FEET; THENCE WEST 319.87 FEET TO THE EAST LINE OF ATWOOD BOULEVARD; THENCE ALONG SAID EAST LINE NORTH 4°27'17" EAST 30.392 FEET TO A POINT ON THE ARC OF A 3524.86 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 85°32'43" WEST AND NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4°20'25" A DISTANCE OF 267.02 FEET; THENCE EAST 126.20 FEET; THENCE NORTH 115.96 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 1, TOWERS AT 4500 SOUTH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND RECORDED JULY 17, 2006 AS ENTRY NO. 9784837 IN BOOK 2006P AT PAGE 200 OF OFFICIAL RECORDS.

PARCEL 3:

THE RIGHTS, BENEFITS AND EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND FOR PARKING AS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENTS FOR INGRESS, EGRESS AND PARKING RECORDED MAY 5, 1988 AS ENTRY NO. 4620594 IN BOOK 6026 AT PAGE 2671 OF OFFICIAL RECORDS, AND THAT CERTAIN MODIFICATION TO RECIPROCAL EASEMENTS FOR INGRESS, EGRESS AND PARKING RECORDED FEBRUARY 9, 2005 AS ENTRY NO. 9295910 IN BOOK 9092 AT PAGE 8212 OF OFFICIAL RECORDS, OVER THE FOLLOWING PROPERTY:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF ATWOOD BOULEVARD AND THE SOUTHWEST CORNER OF THE LAND DEEDED TO MORTGAGE INVESTORS FUND II LIMITED PARTNERSHIP, WHICH POINT IS DESCRIBED AS BEING SOUTH 706.10 FEET AND WEST 342.62 FEET FROM THE CENTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ALSO DESCRIBED AS BEING NORTH 89°50'30" EAST 79.91 FEET, SOUTH 148.96 FEET, WEST 126.20 FEET AND SOUTH ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3524.86 FEET THROUGH A CENTRAL ANGLE OF 4°20'25" A DISTANCE OF 267.02 FEET, SOUTH 04°27'17" WEST 30.39 FROM A MONUMENT PLACED BY SALT LAKE COUNTY IN 4500 SOUTH STREET; THENCE EAST 319.87 FEET; THENCE NORTH 42.00 FEET; THENCE EAST 45.00 FEET; THENCE NORTH 45°00'00" EAST 130.10 FEET; THENCE EAST 84.68 FEET TO COTTONWOOD CREEK; THENCE SOUTH 09°16'00" EAST 7.87 FEET FOLLOWING SAID CREEK; THENCE SOUTH 45° EAST 62.04 FEET ALONG SAID CREEK; THENCE EAST 123.00 FEET ALONG SAID CREEK; THENCE SOUTH 47°32' EAST 57.00 FEET ALONG SAID CREEK; THENCE SOUTH 13°50' WEST 42.00 FEET ALONG SAID CREEK; THENCE SOUTH 44°20' WEST 70.00 FEET ALONG SAID CREEK; THENCE SOUTH 12°21' WEST 89.00 FEET ALONG SAID CREEK; THENCE SOUTH 26°44' WEST 106.00 FEET ALONG SAID CREEK TO THE SOUTHEAST CORNER OF THE LAND OWNED BY 45TH SOUTH ASSOCIATES, LTD.; THENCE NORTH 89° WEST 242.02 FEET ALONG THE SOUTH LINE OF SAID LAND; THENCE NORTH 193.98 FEET TO A NAIL AND WASHER; THENCE SOUTH 87°45' WEST 245.05 FEET TO THE EAST LINE OF THE LAND DEEDED BY S. LYNN BREWER, ET AL, TO 45TH SOUTH ASSOCIATES, LTD., RECORDED OCTOBER 29, 1984 AS ENTRY NO. 4009702; THENCE SOUTH 59.9 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN SAID DEED; THENCE WEST 146.50 FEET TO THE EAST RIGHT OF WAY LINE OF ATWOOD BOULEVARD; THENCE NORTH 04°27'17" EAST ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL 4:

A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 2 AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT FOR INGRESS AND EGRESS RECORDED JANUARY 10, 2002 AS ENTRY NO. 8116987 IN BOOK 8552 AT PAGE 9028 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 89°50'30" EAST 61.88 FEET ALONG THE MONUMENT LINE AND SOUTH 473.63 FEET FROM AN EXISTING SALT LAKE COUNTY MONUMENT LOCATED IN 4500 SOUTH STREET AND 300 EAST STREETS, SAID MONUMENT ALSO BEING SOUTH 259.68 FEET AND SOUTH 89°50'30" WEST 282.53 FEET ALONG THE MONUMENT LINE FROM THE CENTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 30.00 FEET; THENCE SOUTH 13.61 FEET; THENCE SOUTH 87°45'00" WEST 12.01 FEET; THENCE SOUTH 58.13 FEET; THENCE WEST 18.00 FEET; THENCE NORTH 72.22 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT APPURTENANT TO PARCEL 2 FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT FOR INGRESS AND EGRESS RECORDED AUGUST 2, 2006 AS ENTRY NO. 9799592 IN BOOK 9330 AT PAGE 4147 OF OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, TOWERS AT 4500 SOUTH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND RECORDED JULY 17, 2006 AS ENTRY NO. 9784837 IN BOOK 2006P AT PAGE 200 OF OFFICIAL RECORDS, AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS THE POINT OF BEGINNING; THENCE NORTH 69.68 FEET; THENCE NORTH 84°53'45" WEST 84.25 FEET; THENCE NORTH 00°01'15" WEST 30.06 FEET; THENCE EAST 119.25 FEET; THENCE SOUTH 39.53 FEET; THENCE SOUTH 87°45'00" WEST 11.97 FEET; THENCE SOUTH 59.90 FEET; THENCE WEST 18.04 FEET TO THE POINT OF BEGINNING.

APN: 22-06-332-018-0000 and 22-06-332-022-0000