

**WHEN RECORDED RETURN TO:**  
Mail tax Notice to:  
**Name:** GRANTEE  
**Address:** 3739 Brighton Point Drive  
Salt Lake City, UT 84121

11976928  
1/15/2015 4:15:00 PM \$20.00  
Book - 10289 Pg - 804-806  
Gary W. Ott  
Recorder, Salt Lake County, UT  
SUTHERLAND TITLE  
BY: eCASH, DEPUTY - EF 3 P.

## WARRANTY DEED

AAM INVESTMENTS, LTD, a Utah limited partnership, also appearing of record as AAM INVESTMENT, LTD, a Utah limited partnership, **GRANTOR**, of Salt Lake County and State of Utah, hereby CONVEY(S) AND WARRANTS to MS OPERATING COMPANY, LLC, a Utah limited liability company,

**GRANTEE**, of Salt Lake County and State of Utah, for the sum of Ten dollars and other good and valuable consideration, the following tract(s) of land in Salt Lake County and State of Utah described as follows:

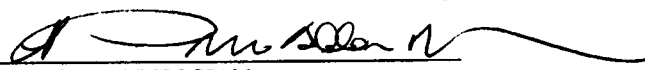
See "Exhibit A" attached hereto

also known by street and number as: 1230 West 200 South, Salt Lake City, UT 84104

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

IN WITNESS WHEREOF, the hand of said grantor, this 9<sup>th</sup> day of January, 2015

AAM INVESTMENTS, LTD, a Utah limited partnership

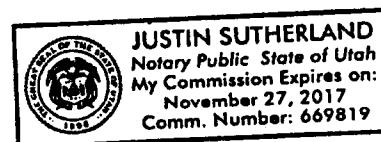
By:   
BRUCE MARKOSIAN  
General Partner

STATE OF Utah  
ss.  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2015, by BRUCE ALLEN MARKOSIAN the signer(s) of the foregoing instrument, who being by me duly sworn did say that he/she is the General Partner of AAM INVESTMENTS, LTD, a Utah limited partnership and that BRUCE ALLEN MARKOSIAN executed the within instrument by authority of its Operating Agreement and said BRUCE ALLEN MARKOSIAN duly acknowledged to me that he/she/they executed the same.

My commission expires November 27, 2017. Witness my hand and official seal.

  
Notary Public: Justin Sutherland



File Number: 26984  
Sutherland Title Company  
Warranty Deed (Limited Liability Company)

Ent 11976928 BK 10289 PG 804

## Exhibit A LEGAL DESCRIPTION

**Parcel 1:**

A portion of the Northwesterly one-quarter of Section 2, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows: Commencing at a point North 00°03'34" West a distance of 26.69 feet from the Southwest corner of Lot 3, Block 6, Highland Park Addition, a subdivision located in said Section 2; thence from said point of commencement continuing North 00°03'34" West a distance of 50.12 feet to the point of beginning of the parcel of land to be described; thence from said point of beginning continuing North 00°03'34" West a distance of 115.34 feet to a point on the Southeasterly right-of-way line of Union Pacific Railroad as shown on said property survey; thence Northeasterly on the arc of a curve to the right having a radius of 2831.79 feet (the center of said curve bears South 19°37'14" East) through a central angle of 13°05'44" an arc distance of 647.24 feet; thence North 83°28'30" East 171.73 feet to the West bank of the Jordan River; thence South 11°35'00" East along said bank 112.42 feet; more or less; thence South 74°43'00" West 297.44 feet; thence on the arc of a curve to the right having a radius of 2839.79 feet (the center of said curve bears North 15°17'00" West) through a central angle of 11°01'36" an arc distance of 546.52 feet to the point of beginning.

Tax Parcel No.: 15-02-104-001

**Parcel 2:**

Beginning at a point North 0°03'34" West 1534.93 feet and North 89°58'19" East 30.70 feet from the City Monument in the intersection of Navajo Street and 300 South Street, said point also being South 0°03'34" East along the Section line 907.45 feet and North 89°58'19" East 28.66 feet from the Northeast corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°58'19" West 20.70 feet; thence North 0°03'34" West 70.00 feet; thence South 89°58'19" West 20.00 feet; thence South 0°03'34" East 21.79 feet to a point of a 28.00 foot radius tangent curve to the right; thence Southwesterly along the arc of said curve 44.00 feet and through a central angle of 90°01'53"; thence South 89°58'19" West 21.98 feet; thence South 0°03'34" East 20.00 feet; thence South 89°58'19" West 185.76 feet to a point on a 2831.79 foot radius curve to the right; the center of said curve bears South 25°40'33" East; thence Northeasterly along the arc of said curve 299.56 feet and through a central angle of 6°03'40"; thence South 0°03'34" East 115.34 feet to the point of beginning.

Tax Parcel No.: 15-02-233-017

**Parcel 3:**

Part of Blocks 4, 5 and 6 of Highland Park Addition, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, together with the vacated street and alley contiguous thereto, described more specifically as beginning on the West line of said Block 6 and the Northerly right of way line of a State Highway at a point North 0°03'34" West 139.54 feet from the Southwest corner of said Block 6, and running thence along the Northerly right of way line of said State Highway as follows: South 76°31'39" East 432.59 feet; thence South 79°05'55" East 111.03 feet; thence South 83°29'11" East 109.72 feet, thence South 87°24'07" East 109.14 feet, thence North 89°58'19" East 88.00 feet to the West line of the Jordan River right of way; thence along said right of way North 0°24' East 67.80 feet; thence North 5°16' West 229.10 feet; thence North 8°26' East 142.5 feet; thence North 10°35'30" East 179.36 feet, thence North 7°31'30" West 140 feet, thence North 15°01'20" West 73.63 feet to point on the Southerly right of way of the Western Pacific Rail Road, thence South 74°43' West 294 feet, thence Southerly along curve to Right 557.49 feet, thence South 0°03'34" East 401.69 feet to Southwest corner of Lot 18, said Block 6, thence North 89°58'19" East 141 feet, thence South 0°03'32" East 100 feet, thence South 89°58'19" West 141 feet, thence South 0°03'34" East 10.46 feet to the point of beginning. LESS AND EXCEPTING therefrom that portion deeded to Salt Lake County, ore particularly described as follows: Beginning at a point 820.68 feet North and 821.45 feet East from the Southwest corner of Block 6, Highland Park Addition, according to the official plat thereof, and running thence South 0°41'10" East 445.12 feet, thence North 8°26' East 62.37 feet, thence North 10°35'30" East 179.36 feet, thence North 7°31'30" West 140.00 feet; thence North 15°01'20" West 73.63 feet; thence South 74°43' West 10.43 feet to the point of beginning.

Tax Parcel No.: 15-02-103-001

File Number: 26984  
Sutherland Title Company  
Warranty Deed (Limited Liability Company)

**Parcel 4:**

Lots 19 and 20, in Block 6 of HIGHLAND PARK ADDITION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 15-02-151-002

**Parcel 5:**

Lots 21 and 22, in Block 6 of HIGHLAND PARK ADDITION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Parcel No.: 15-02-151-003