

NCS-728366 AH
When Recorded Mail To:

Ray Quinney & Nebeker, P.C.
36 South State Street, Suite 1400
Salt Lake City, Utah 84111
Attn: Richard H. Madsen, II

12055032
5/21/2015 3:15:00 PM \$21.00
Book - 10326 Pg - 4314-4316
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Send Tax Notices to:
PRIME ENTERPRISES, LLC
575 West 800 South
Salt Lake City, Utah 84101
Attn: Doug Murray

Tax ID Nos. 15-12-106-006-0000
15-12-106-009-0000

Warranty Deed

D & S PROPERTIES, INC., a Utah corporation, Grantor, hereby CONVEYS and WARRANTS to **PRIME ENTERPRISES, LLC**, a Utah limited liability company, of 575 West 800 South, Salt Lake City, Utah 84101, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property located in Salt Lake County, State of Utah:

See Exhibit A attached hereto and incorporated herein

TOGETHER WITH all appurtenances, hereditaments, water rights and/or shares, and other associated rights and interests attendant to the same, and SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

WITNESS the hand of said Grantor this 21 day of May, 2015

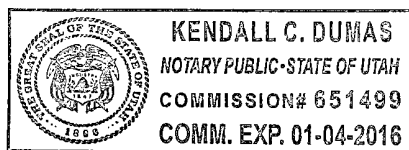
D & S PROPERTIES, INC., a Utah corporation

By: David P Lunt
David P. Lunt, President

STATE OF UTAH }
 }ss.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this 21 day of May, 2015, 2015, by David P. Lunt, as the President of **D & S PROPERTIES, INC.**, a Utah corporation, who acknowledged that he has been duly authorized by all necessary company action to execute the foregoing instrument for and on behalf of said company.

Kendall C Dumas
Notary Public



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EXHIBIT A

Legal Description

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF 800 SOUTH AND 600 WEST STREETS, SAID POINT BEING NORTH 89°57'20" EAST 65.99 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 12, PLAT "C", SALT LAKE CITY SURVEY, THENCE SOUTH 89°57'20" WEST ALONG THE SOUTH LINE OF SAID LOT 1 EXTENDED EASTERLY AND ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 165.00 FEET; THENCE NORTH 0°03'50" EAST ALONG A LINE PARALLEL WITH AND 10 FEET EASTERLY FROM AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF ICC TRACK NO. 131, A DISTANCE OF 302.0 FEET; THENCE NORTH 89°57'20" EAST 164.80 FEET TO THE WEST LINE OF 600 WEST STREET; THENCE SOUTH 0°01'36" WEST 302.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH A RIGHT OF WAY AND EASEMENT APPURTENANT TO PARCEL 1 AND LOCATED WITHIN THE FIRST PARCEL EXCEPTED FROM PARCEL 1 HEREINABOVE, AS RESERVED IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 4, 1999 AS ENTRY NO. 7432681 IN BOOK 8299 AT PAGE 7286 OF OFFICIAL RECORDS, FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING WATER AND SEWER LINES TWENTY FEET IN WIDTH, THE CENTER LINE OF WHICH IS IN THE CENTER OF A GATE LOCATED APPROXIMATELY 114 FEET NORTHWESTERLY ALONG THE CENTER LINE OF SAID EXCEPTED PARCEL FROM THE SOUTH LINE THEREOF AND RUNNING THENCE NORTHEASTERLY 25 FEET MORE OR LESS TO THE PROPERTY RETAINED BY THE GRANTOR.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 12, PLAT "C", SALT LAKE CITY SURVEY; THENCE EAST 66.0 FEET TO THE CENTER OF VACATED FIFTH WEST STREET; THENCE SOUTH ALONG THE CENTER OF SAID STREET 358.0 FEET; THENCE WEST AND PARALLEL WITH SAID NORTH LINE OF BLOCK 12, A DISTANCE OF 120 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID BLOCK, A DISTANCE OF 358.0 FEET TO SAID NORTH LINE OF SAID BLOCK; THENCE EAST ALONG SAID NORTH LINE OF SAID BLOCK A DISTANCE OF 54.0 FEET TO THE POINT OF BEGINNING.

ALSO:

PART OF BLOCK 12, PLAT "C", SALT LAKE CITY SURVEY, SALT LAKE COUNTY, UTAH, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 12; THENCE NORTH 89°57'20" WEST ALONG THE NORTH LINE OF SAID BLOCK 12, A DISTANCE OF 54 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°01' EAST PARALLEL WITH THE EAST LINE OF SAID BLOCK 12, A DISTANCE OF 358 FEET; THENCE NORTH 89°57'20" WEST 27 FEET; THENCE NORTH 0°01' WEST 358 FEET; THENCE SOUTH 89°57'20" EAST 27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE SAID PARCELS 1 AND 3 THE FOLLOWING PROPERTY CONVEYED TO MOUNTAIN CEMENT COMPANY BY WARRANTY DEED RECORDED AUGUST 4, 1999 AS ENTRY NO. 7432681 IN BOOK 8299 AT PAGE 7286 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 12, PLAT "C", SALT LAKE CITY SURVEY; THENCE SOUTH 89°56'12" WEST 9.63 FEET ALONG THE SOUTH LINE OF SAID LOT 1, TO A POINT 12.50 FEET SOUTHWESTERLY ALONG THE CENTER LINE OF AN EXISTING RAILROAD SPUR TRACK; THENCE PARALLEL WITH AND 12.50 FEET SOUTHWESTERLY FROM SAID CENTER LINE THROUGH THE FOLLOWING FOUR (4) COURSES: NORTH 25°15'43" WEST 67.31 FEET; NORTH 24°51'15" WEST 55.14 FEET; NORTH 24°24'24" WEST 47.09 FEET; NORTH 19°19'55" WEST 47.09 FEET TO A POINT; THENCE NORTH 00°04'38" EAST 103.98 FEET TO A POINT; THENCE NORTH 89°41'50" EAST 4.61 FEET TO A POINT; THENCE SOUTH 10°02'18" EAST 81.89 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE

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SOUTH 17°14'19" EAST 39.12 FEET ALONG SAID FENCE LINE TO A POINT; THENCE SOUTH 24°12'16" EAST 21.14 FEET ALONG SAID FENCE LINE TO A POINT; THENCE SOUTH 30°44'26" EAST 11.84 FEET ALONG SAID FENCE LINE TO A POINT 12.50 FEET NORTHEASTERLY FROM THE CENTER LINE OF SAID EXISTING RAILROAD SPUR TRACK; THENCE PARALLEL WITH AND 12.50 FEET NORTHEASTERLY FROM SAID CENTER LINE THROUGH THE FOLLOWING THREE (3) COURSES: SOUTH 20°19'03" EAST 35.12 FEET; SOUTH 24°49'33" EAST 54.44 FEET; SOUTH 24°55'09" EAST 79.83 FEET TO A POINT ON THE NORTH LINE OF 800 SOUTH STREET; THENCE SOUTH 89°56'12" WEST 17.45 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM THE ABOVE SAID PARCELS 1 AND 3 THE FOLLOWING PROPERTY CONVEYED TO UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION BY WARRANTY DEED RECORDED AUGUST 3, 1999 AS ENTRY NO. 7432145 IN BOOK 8299 AT PAGE 5952 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 12, PLAT "C", SALT LAKE CITY SURVEY; THENCE NORTH 00°03'36" WEST 302.29 FEET AND SOUTH 89°57'26" WEST 79.00 FEET (81.00 FEET BY RECORD) TO SOUTHWEST CORNER OF PARCEL 2 AS DESCRIBED IN ENTRY NO. 4984445, RECORDED NOVEMBER 1, 1990 IN BOOK 6285, AT PAGE 0060 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00°03'31" WEST 145.36 FEET ALONG THE WEST LINE OF SAID PARCEL 2 TO A POINT; THENCE PARALLEL WITH AND 12.5 FEET EAST OF THE CENTER LINE OF A PROPOSED RAILROAD TRACK THROUGH THE FOLLOWING FOUR (4) CALLS, TO WIT: SOUTH 05°26'32" EAST 35.47 FEET; SOUTH 01°17'55" EAST 149.82 FEET; SOUTH 07°28'05" EAST 48.49 FEET; SOUTH 14°15'44" EAST 61.56 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THROUGH THE FOLLOWING THREE (3) COURSES, TO WIT: NORTH 30°44'26" WEST 11.84 FEET; NORTH 24°12'16" WEST 21.14 FEET; NORTH 17°14'19" WEST 39.12 FEET TO A POINT; THENCE NORTH 10°02'18" WEST 81.89 FEET TO A POINT; THENCE NORTH 89°57'26" EAST 12.51 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM THE ABOVE SAID PARCELS 1 AND 3 THE FOLLOWING PROPERTY CONVEYED TO UTAH TRANSIT AUTHORITY, BY WARRANTY DEED RECORDED OCTOBER 12, 2010 AS ENTRY NO. 11051453 IN BOOK 9867 AT PAGE 8583 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE "FRONTRUNNER SOUTH COMMUTER RAIL", A UTAH TRANSIT AUTHORITY PROJECT, SITUATE IN BLOCK 12, PLAT "C", SALT LAKE CITY SURVEY, SALT LAKE CITY, COUNTY OF SALT LAKE, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY RIGHT OF WAY LINE OF 800 SOUTH STREET AT A POINT 81.13 FEET SOUTH 89°56'55" WEST (SOUTH 89°57'20" WEST BY RECORD) ALONG SAID NORTHERLY RIGHT OF WAY LINE FROM THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 12, SAID POINT ALSO BEING 147.05 FEET SOUTH 89°56'55" WEST ALONG THE MONUMENT LINE AND 64.12 FEET NORTH 00°03'05" WEST FROM A SALT LAKE CITY MONUMENT IN THE INTERSECTION OF 800 SOUTH STREET AND 600 WEST STREET, AND RUNNING THENCE SOUTH 89°56'55" WEST 15.26 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 00°04'38" EAST 40.25 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 89°53'23" EAST 15.29 FEET; THENCE SOUTH 00°06'37" WEST 40.21 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
619 West 700 South & 618 West 800 South
Salt Lake City, UT 84104