

ENTRY NO. 00280847

03/10/2016 04:31:24 PM B: 0569 P: 1060

Special Warranty Deed PAGE 1 / 3

CRAIG J. SPERRY, JUAB COUNTY RECORDER

FEE \$ 14.00 BY JUAB TITLE & ABSTRACT COMPANY



JUAB TITLE & ABSTRACT CO.

PO Box 246, Nephi, Utah 84648

(435) 623-0367 Order No. 32718

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

VEREIT SH NEPHI UT, LLC

c/o VEREIT, Inc.

2325 E. Camelback Road, Suite 1100

Phoenix, AZ 85016

Attn: Legal Department – Real Estate

SPECIAL WARRANTY DEED

For the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, ENSIGN DEVELOPMENT GROUP, LLC, a Utah limited liability company ("Grantor"), whose address is 2694 North 920 East, North Logan, Utah, hereby grants, bargains, sells and conveys to VEREIT SH NEPHI UT, LLC, a Delaware limited liability company ("Grantee"), whose address is 2325 E. Camelback Road, Suite 1100, Phoenix, Arizona the following described real property situated in Juab County, Utah (the "Property"):

See legal description set forth in Exhibit A attached and incorporated by this reference,

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO any taxes and assessments not yet due and payable, easements and restrictions of public record, and encroachments visible upon the Property.

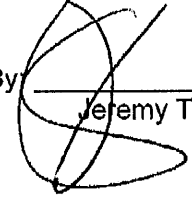
Grantor warrants the title to the Property against all acts of Grantor and any persons claiming by, through or under Grantor, but no other.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized and empowered representative as of the 2 day of March, 2016.


GRANTOR:

ENSIGN DEVELOPMENT GROUP,
a Utah limited liability company

By  _____
Jeremy Terry, Manager

STATE OF UTAH)
) ss
COUNTY OF San Juan)

On this 2nd day of March, 2016, before me personally appeared M. Jeremy Terry, to me known to be the Manager of Ensign Development Group, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public

Print Name: SUMMER CAMPBELL
My Commission Expires: 5/13/2018



Exhibit "A"

Legal Description

Real property in the City of Nephi, County of Juab, State of Utah, described as follows:

Tract I:

Parcel No. XA3A-0500-1A: All of Lot 1, Plat "A", Painter Commercial subdivision according to the official plat thereof filed as Entry No. 278064 and as Map No. 363, in the office of the Juab County Recorder.

Tract II:

Perpetual, non-exclusive easements for the benefit of Tract I as granted and more fully set forth in Easement Agreement dated March 16, 2015, recorded March 17, 2015, as Entry No. 00278160, in Book 0564, Page 0763, as amended by Amendment to Easement Agreement dated January 13, 2016, recorded on January 14, 2016, as Entry No. 00280517, in Book 0568, Page 1755, all of the records of Juab County, Utah.