

12036451  
4/23/2015 4:49:00 PM \$14.00  
Book - 10317 Pg - 4642-4644  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:

Paragon Station, Inc.  
336 West Broadway, Suite 110  
Salt Lake City, UT 84101



File No.: 75760-DF

## WARRANTY DEED

**Telegraph Exchange, LLC**

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to  
**Paragon Station, Inc.**

**GRANTEE(S)** of Salt Lake City, State of Utah

**for the sum of Ten and no/100 (\$10.00) DOLLARS**

and other good and valuable consideration, the following described tract of land in **Salt Lake County**,  
State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

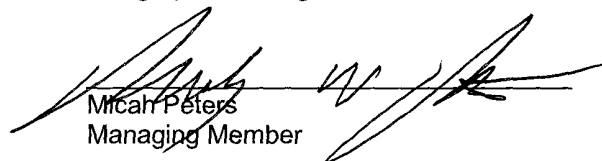
**TAX ID NO.: 15-01-129-031** (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those  
enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2015 and thereafter; covenants, conditions, restrictions and  
easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 21st day of April, 2015.

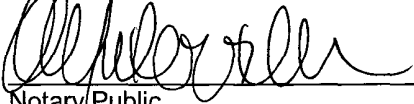
Telegraph Exchange, LLC

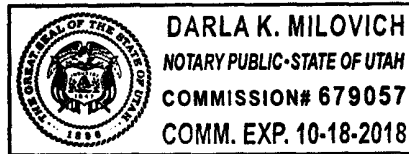
  
Micah Peters  
Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On the 21st day of April, 2015, personally appeared before me Micah Peters, who acknowledged himself to be the managing member of Telegraph Exchange, LLC, a limited liability company, and that he, as such managing member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A**

PARCEL 1:

Beginning at the Southeast corner of Lot 1, Block 66, Plat "A", Salt Lake City Survey; thence South 89°58'33" West 165.08 feet; thence North 00°03'22" West 200.05 feet; thence North 89°58'27" East 165.08 feet; thence South 00°03'19" East 200.06 feet to the point of beginning.

PARCEL 1A:

Nonexclusive easements and right of ways appurtenant to said property as disclosed in that certain Declaration, Grant of Easements and License of Parking Rights dated March 16, 2005 and recorded April 20, 2005 as Entry No. 9353279 in Book 9120 at Page 690.

PARCEL 1B:

A non-exclusive easement for vehicle and pedestrian access as disclosed in that certain Agreement for Reciprocal Easement dated June 9, 2011 and recorded June 10, 2011 as Entry No. 11196891 in Book 9930 at Page 2431.