

WHEN RECORDED, RETURN TO:

Thomas P. Anderson
TPA, LLC
5047 S. Galleria Drive
Murray, UT 84123

12993098
5/22/2019 11:24:00 AM \$40.00
Book - 10783 Pg - 4241-4242
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COHNE KINGHORN PC
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

SEC 108, LLC, a Utah limited liability company, GRANTOR, of Salt Lake City, Utah, hereby conveys and warrants against all claiming by through or under it, to **TPA, LLC**, a Utah limited liability company, GRANTEE, for good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by reference.

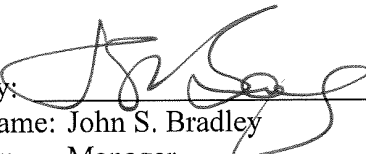
Tax Parcel No.: 22-20-476-017, 22-20-476-018 and 22-20-476-019

Subject to all liens and encumbrances of record. This shall not serve to reimpose the same. With respect to its physical condition the Property which is the subject of this Special Warranty Deed is being conveyed, "as is."

WITNESS the hand of Grantor, this 22 day of May, 2019.

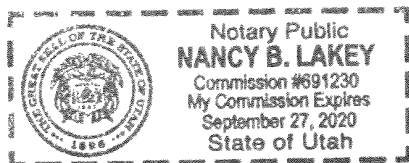
GRANTOR:

SEC 108, LLC,
a Utah limited liability company

By: 
Name: John S. Bradley
Its: Manager

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On the 22nd day of May, 2019, personally appeared before me John S. Bradley, Manager of **SEC 108, LLC**, the signer of the within instrument, who duly acknowledged to me that he executed the same.





NOTARY PUBLIC

EXHIBIT "A"

Legal Description

PARCEL 1:

Beginning at a point in the center line of 1300 East Street, Salt Lake County, Utah, being South 49.4 rods and West 429.0 feet and South 00°19'30" West 116.0 feet from the Northeast corner of the Southeast quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°19'30" West along the center of said street 15.5 feet; thence South 89°55'25" West 167.5 feet; thence South 00°19'30" West 83.0 feet; thence South 89°55'25" West 115.25 feet; thence North 00°19'30" East 98.5 feet; thence North 89°55'25" East 282.75 feet to the point of beginning.

PARCEL 2:

Beginning at a point South 89°55'25" West 169.0 feet from a point in the center line of 1300 East Street, Salt Lake County, Utah, said point in the center line of 1300 East Street being South 49.4 rods and West 429.0 feet from the Northeast corner of the Southeast quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°19'30" West 116.0 feet; thence South 89°55'25" West 113.75 feet; thence North 00°19'30" East 116.0 feet; thence North 89°55'25" East 113.75 feet to the point of beginning.

PARCEL 3:

Beginning at a point in the center line of 1300 East Street, in Salt Lake County, Utah, being South 49.4 rods and West 429.0 feet from the Northeast corner of the Southeast quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°19'30" West along said center line 116.0 feet; thence South 89°55'25" West 169.0 feet; thence North 00°19'30" East 116.0 feet; thence North 89°55'25" East 169.0 feet to the point of beginning.

Parcels 1, 2 and 3 described above being SUBJECT TO AND TOGETHER WITH a 20.0 foot right-of-way for ingress and egress thereto, the center line of which is described as: Beginning at a point in the center line of 1300 East Street, said point being South 49.4 rods and West 429.0 feet and South 00°19'30" West 116.0 feet from the Northeast corner of the Southeast quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 89°55'25" West 282.75 feet.

LESS AND EXCEPTING from Parcels 1 and 3 above the following portion conveyed to Salt Lake County Corporation in that certain Quit-Claim Deed recorded June 1, 1977 as Entry No. 2951561 in Book 4497 at Page 146 of the official records of the Salt Lake County Recorder:

Commencing at a point in the center line of 1300 East Street, said point being South 49.4 rods and West 429 feet from the Northeast corner of the Southeast quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°19'30" West along the center line of said street 131.5 feet; thence South 89°55'25" West 55 feet; thence North 00°19'30" East 131.5 feet; thence North 89°55'25" East 55 feet to the point of beginning.