

00919218 B: 2074 P: 0046

Page 1 of 4

Alan Spriggs, Summit County Utah Recorder

03/18/2011 12:09:42 PM Fee \$22.00

By COALITION TITLE AGENCY, INC.

Electronically Recorded

**WHEN RECORDED RETURN TO:**

**Name:** Grantee  
**Address:** C/O Ken Abdalla  
15332 Antioch St., #528  
Pacific Palisades, CA 90272

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**SPECIAL WARRANTY DEED**

(Limited Liability Company Form)

**THIS DEED**, made this 17 day of March, 2011, between SFG Properties, LLC, a Washington limited liability company, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** against all who claim by, through, or under the Grantor to

692 Main Street Investors, LLC, a Utah limited liability company,

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

See "Exhibit A" attached hereto

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year 2011 and thereafter.

**IN WITNESS WHEREOF**, the hand of said grantor, this 17 day of March, 2011

SFG Properties, LLC, a Washington limited liability company

By: SFG Income Fund VI, LLC, a Washington limited liability company, Sole Member

By: 

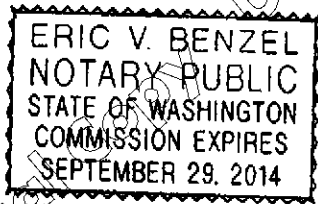
Greg B. Elderkin, Manager

STATE OF Washington )  
 ) ss.  
COUNTY OF KING )

The foregoing instrument was acknowledged before me this 17 day of March, 2011, by Greg B. Elderkin, Manager of SFG Income Fund VI, LLC, a Washington limited liability company, Sole Member of SFG Properties, LLC, a Washington limited liability company, who duly acknowledged that he executed the same on behalf of said company and by authority granted by said company.

My commission expires 9-29-2014. Witness my hand and official seal.

Eric V. Benzel  
Notary Public



**Exhibit A  
LEGAL DESCRIPTION**

**File Number: 20490**

**ALL OF LOT A-1, THE TOWN LIFT SITE FIRST AMENDED, PHASE A, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.**

**EASEMENT 1**

**TOGETHER WITH A NON EXCLUSIVE SURFACE RIGHT OF WAY AS RESERVED IN THE QUIT CLAIM DEED RECORDED APRIL 16, 1997 AS ENTRY NO. 476917 IN BOOK 1039 AT PAGE 766 OVER THE SOUTHERLY HALF OF THE VACATED 7TH STREET ABUTTING SAID LOT A-1, SUBJECT TO THE RECITALS AS FOUND IN SAID QUIT CLAIM DEED.**

**EASEMENT 2**

**TOGETHER WITH A NON EXCLUSIVE SIDEWALK AND FIRE EXIT EASEMENT AND FIRE LANE EASEMENT OVER THE FOLLOWING DESCRIBED LAND AS GRANTED IN THE GRANT OF EASEMENT RECORDED APRIL 22, 1993 AS ENTRY NO. 377986 IN BOOK 721 AT PAGE 484 AND SUBJECT TO THE RECITALS IN SAID EASEMENT:**

**SIDEWALK AND FIRE EASEMENT**

**BEGINNING AT A POINT THAT IS NORTH 151.66 FEET AND WEST 130.48 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S 31°58'04" E 4.28 FEET; THENCE S 65°56'00" W 31.17 FEET; THENCE N 58°02'07" E 30.88 FEET TO THE POINT OF BEGINNING.**

**FIRE LANE EASEMENT**

**BEGINNING AT A POINT NORTH 147.92 FEET AND WEST 128.21 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE S 31°58'04" E 10.10 FEET; THENCE S 65°56'00" W 31.87 FEET; THENCE S 58°02'07" W 49.76 FEET; THENCE N 32°25'56" W 10.00 FEET; THENCE N 58°02'07" E 50.53 FEET; THENCE N 65°56'00" E 31.17 FEET TO THE POINT OF BEGINNING.**

(THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N 35°59'00" W BETWEEN THE SURVEY MONUMENTS LOCATED ON PARK AVE. BETWEEN 9TH STREET AND 11TH STREET).

**EASEMENT 3**

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE SOLE PURPOSE OF CONSTRUCTING, USING, AND MAINTAINING A STAIRWAY AND SIDEWALK OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY AS CREATED IN THE GRANT OF EASEMENT RECORDED SEPTEMBER 8, 1998, AS ENTRY NO. 517126, IN BOOK 1180, AT PAGE 426 SUBJECT TO THE RECITALS IN SAID EASEMENT:

BEGINNING AT A POINT THIS IS NORTH 151.56 FEET AND WEST 130.48 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH 16, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 31°58'04" EAST 4.28 FEET; THENCE NORTH 65°56'00" EAST 6.25 FEET; THENCE NORTH 31°58'04" WEST 4.28 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT THIS IS NORTH 151.56 FEET AND WEST 130.48 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 65°56'00" EAST 25.28 FEET TO A POINT ON A 71.66 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 74°23'07" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 4.27 FEET THROUGH A CENTRAL ANGLE OF 03°25'00" THENCE SOUTH 65°56'00" WEST 20.45 FEET; THENCE NORTH 66°11'12" WEST 5.72 FEET TO THE POINT OF BEGINNING.

**EASEMENT 4**

TOGETHER WITH AND SUBJECT TO THE EASEMENTS AS SHOWN IN THAT CERTAIN PARKING EASEMENT BETWEEN MCINTOSH MILL LTD. AND GKM LTD, RECORDED AUGUST 5, 1993, AS ENTRY NO. 384600, IN BOOK 743, AT PAGE 166, AND FIRST AMENDMENT BY AND BETWEEN MCINTOSH MILL LTD. AND GKM LTD., RECORDED MARCH 21, 2006, AS ENTRY NO. 772151, IN BOOK 1778, AT PAGE 1225, SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial No. TLS-A-1-AM)