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3/12/2019 11:09:00 AM \$14.00  
Book - 10759 Pg - 6685-6687  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

TBD Pickle, LLC  
537 West 600 South, Suite 400  
Salt Lake City, UT 84101

Parcel Nos. 15-12-130-016; 15-12-130-013;  
15-12-130-014; 15-12-130-026

### SPECIAL WARRANTY DEED

DOMAIN PROPERTIES, LLC, a Utah limited liability company, also known as Domain Properties LLC (“Grantor”), hereby conveys and warrants against all who claim by, through, or under Grantor, to TBD PICKLE, LLC, a Delaware limited liability company (“Grantee”), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the real property located in Salt Lake County, State of Utah, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the “Property”);

TOGETHER WITH (a) all buildings, fixtures and improvements thereon, if any, and (b) any and all rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, rights and appurtenances benefiting, appertaining or belonging to the Property; and

SUBJECT TO taxes for the year 2019 and thereafter, all existing easements, rights of way, encumbrances (including unrecorded leases), and other matters of record on file with the office of the Salt Lake County Recorder.

WITNESS the hand of said Grantor this 11 day of March, 2019.

**GRANTOR:**

DOMAIN PROPERTIES, LLC, a Utah limited liability company

By: [Signature]

Name: STEEG FABIAN

Its: MANAGING MEMBER

*[Acknowledgments Follow]*

FIRST AMERICAN TITLE  
# NCS 750634-3

STATE OF UTAH )  
  ) §§  
COUNTY OF SALT LAKE )

On this 11<sup>th</sup> day of March, 2019, before me, Michael Christensen a notary public, personally appeared Greg Fabiano, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he/she executed the same in his/her capacity as Managing Member of Domain Properties, LLC, a Utah limited liability company.

Witness my hand and official seal.



Notary: Michael Christensen  
Residing at: Salt Lake City  
My commission expires: 06/15/2020

**EXHIBIT A**

**DESCRIPTION OF PROPERTY**

Real Property located in Salt Lake City, Salt Lake County, State of Utah, more particularly described as follows:

PARCEL 1:

COMMENCING AT A POINT 41.25 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 12, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 123.75 FEET, THENCE EAST 15 RODS; THENCE NORTH 123.75 FEET, THENCE WEST 15 RODS TO THE PLACE OF COMMENCEMENT.

Tax Parcel No. 15-12-130-016 0000

PARCEL 2:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 12, PLAT "A" SALT LAKE CITY SURVEY; THENCE SOUTH 2.5 RODS; THENCE EAST 10 RODS; THENCE NORTH 2.5 RODS; THENCE WEST 10 RODS TO THE BEGINNING.

Tax Parcel No. 15-12-130-013-0000

PARCEL 3:

BEGINNING 10 RODS EAST FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 12, PLAT "A", SALT LAKE CITY SURVEY; THENCE SOUTH 2.5 RODS; THENCE EAST 5 RODS; THENCE NORTH 2.5 RODS; THENCE WEST 5 RODS TO THE BEGINNING.

Tax Parcel No. 15-12-130-014-0000

PARCEL 4:

BEGINNING AT A POINT ON THE EAST LINE OF 400 WEST STREET SAID POINT OF BEGINNING BEING SOUTH 89°57'20" WEST 5.42 FEET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 12, PLAT "A," SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 0°01'02" WEST 148.14 FEET; THENCE NORTH 89°55'18" EAST ALONG THE ADJOINING WALLS OF TWO BLOCK BUILDINGS AND BEYOND, 131.26 FEET; THENCE NORTH 72°06'50" EAST ALONG A BUILDING LINE, 2.27 FEET; THENCE SOUTH 55°44'49" EAST ALONG A BUILDING LINE AND BEYOND, 44.78 FEET TO THE EAST LINE OF AFORESAID LOT 5; THENCE SOUTH 0°01'02" EAST ALONG SAID EAST LINE, 123.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°57'20" WEST ALONG THE SOUTH LINE OF SAID LOT 5 AND BEYOND, 170.42 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-130-026-0000