

WHEN RECORDED, MAIL TO:
HARRIS FAMILY TRUST
12100 OLYMPIC BLVD. #350
LOS ANGELES, CA 90064

12518238
4/19/2017 12:26:00 PM \$21.00
Book - 10549 Pg - 912-917
Gary W. Ott
Recorder, Salt Lake County, UT
UTAH FIRST TITLE INS AGCY
BY: eCASH, DEPUTY - EF 6 P.

Escrow No. 29428

WARRANTY DEED

SANDY RETAIL INVESTORS, LLC, as to a 25% interest,, grantor(s)
of Los Angeles, County of Los Angeles, State of California, hereby CONVEY(s) and WARRANT(s) to

RONALD Z. HARRIS and CARLA L. HARRIS, as Trustees of the HARRIS FAMILY TRUST, grantee(s)
dated April 27, 2006,
of Los Angeles, County of Los Angeles, State of California, for the sum of TEN DOLLARS and other
good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah,
to-wit:

***GRANTOR IS DEEDING ONE-HALF OF IT'S CURRENT INTEREST TO GRANTEE.**

Tax ID# 28-18-151-019 and #28-18-151-037

PARCEL 1:

BEGINNING SOUTH 87°49'05" EAST 134.93 FEET AND NORTH 0°0L'50" WEST 231.92 FEET AND SOUTH 89°39'20" EAST 51.95 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°48' EAST 225 FEET; THENCE SOUTH 0°01'50" EAST 179.55 FEET; THENCE NORTH 89°38'29" WEST 185.28 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT 55.05 FEET; THENCE NORTH 0°01'50" WEST 147.2 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT CERTAIN TRACT CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JULY 27, 2006 AS ENTRY NO. 9792695 IN BOOK 9327 AT PAGE 927 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING AND RECONSTRUCTION OF THE EXISTING HIGHWAY STATE ROUTE 89 KNOWN AS PROJECT NO. SP-0089(88)313, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SW¼ NW¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

THE BOUNDARIES DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY AND THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 134.93 FEET SOUTH $87^{\circ}49'05''$ EAST AND 231.92 FEET NORTH $0^{\circ}01'50''$ WEST AND 50.00 FEET (51.95 FEET BY RECORD) SOUTH $89^{\circ}39'20''$ EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 18, SAID POINT IS APPROXIMATELY 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID HIGHWAY OPPOSITE ENGINEER STATION 86+13.09 AND RUNNING THENCE SOUTH $89^{\circ}48'00''$ EAST 11.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 61.00 PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID HIGHWAY; THENCE SOUTH $0^{\circ}01'50''$ EAST 145.32 FEET ALONG A LINE PARALLEL WITH AND 61.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID HIGHWAY; THENCE SOUTH $42^{\circ}54'38''$ EAST 39.33 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF 10600 SOUTH STREET AT A POINT OF CUSP 58.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID 10600 SOUTH STREET OPPOSITE ENGINEER STATION 317+84.80; SAID POINT IS THE BEGINNING OF A NON-TANGENT 35.00 FOOT RADIUS CURVE TO THE RIGHT (NOTE: RADIUS BEARS NORTH $0^{\circ}21'17''$ EAST); THENCE NORTHWESTERLY 54.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA OF $89^{\circ}36'53''$ (NOTE: CHORD TO SAID CURVE BEARS NORTH $44^{\circ}50'17''$ WEST FOR A DISTANCE OF 49.33 FEET) TO SAID EASTERLY RIGHT-OF-WAY LINE 53.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID HIGHWAY OPPOSITE ENGINEER STATION 84+73.90; THENCE SOUTH $89^{\circ}58'10''$ WEST 3.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID HIGHWAY; THENCE NORTH $0^{\circ}01'50''$ WEST 139.19 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE PARALLEL WITH THE CONTROL LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 2:

BEGINNING SOUTH $87^{\circ}49'05''$ EAST 134.93 FEET AND NORTH $0^{\circ}01'50''$ WEST 231.92 FEET AND SOUTH $89^{\circ}48'$ EAST 275 FEET FROM THE WEST QUARTER COMER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH $89^{\circ}48'$ EAST 289.32 FEET; THENCE SOUTH $8^{\circ}16'$ WEST 198.41 FEET; THENCE NORTH $89^{\circ}48'$ WEST 481.05 FEET; THENCE NORTH $0^{\circ}01'50''$ WEST 50.32 FEET, MORE OR LESS; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT 55.05 FEET; THENCE SOUTH $89^{\circ}38'29''$ EAST 185.28 FEET; THENCE NORTH $0^{\circ}01'50''$ WEST 179.55 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND EXCLUDING FROM THE FOREGOING PARCELS 1 AND 2:

A PARCEL OF LAND CONVEYED TO SANDY CITY CORPORATION BY QUIT CLAIM DEED DATED AUGUST 17, 1979 RECORDED AUGUST 29, 1979 AS ENTRY NO. 3329068 IN BOOK 4933 AT PAGE 28 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°48' EAST 454.50 FEET AND NORTH 0°03'20" WEST 33.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING NORTH 89°48' WEST 4.50 FEET TO A CURVE TO THE RIGHT WHICH RADIUS POINT BEARS NORTH 0°12'00" EAST 628.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 50.17 FEET; THENCE NORTH 82°57'26" WEST 50.36 FEET TO A CURVE TO THE LEFT WHICH RADIUS POINT BEARS SOUTH 04°46'26" WEST 628.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 50.17 FEET; THENCE NORTH 89°48' WEST 208.25 FEET TO A CURVE TO THE RIGHT WHICH RADIUS POINT BEARS NORTH 0°12'00" EAST 41.75 FEET; THENCE ALONG THE ARC OF SAID CURVE 65.36 FEET; THENCE SOUTH 0°03'20" EAST 62.95 FEET; THENCE SOUTH 89°48' EAST 404.5 FEET; THENCE NORTH 0°03'29" WEST 7.0 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE STREET, SAID POINT BEING SOUTH 87°49'05" EAST 134.93 FEET AND NORTH 0°01'30" WEST 231.92 FEET AND SOUTH 89°39'20" EAST 50.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°48'00" EAST 514.32 FEET; THENCE SOUTH 8°16'00" WEST 193.05 FEET; THENCE NORTH 84°11'00" WEST 126.47 FEET; THENCE NORTH 89°37'45" WEST 317.98 FEET; THENCE NORTHWESTERLY 67.20 FEET ALONG THE ARC OF A 42.97 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 44°49'48" WEST 60.56 FEET); THENCE NORTH 0°01'50" WEST 135.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT CERTAIN TRACT CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JULY 27, 2006 AS ENTRY NO. 9792695 IN BOOK 9327 AT PAGE 927 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING AND RECONSTRUCTION OF THE EXISTING HIGHWAY STATE ROUTE 89 KNOWN AS PROJECT NO. SP-0089(88)313, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SW¼NW¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

THE BOUNDARIES DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY AND THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 134.93 FEET SOUTH 87°49'05" EAST AND 231.92 FEET NORTH 0°01'50" WEST AND 50.00 FEET (51.95 FEET BY RECORD) SOUTH 89°39'20" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 18, SAID POINT IS APPROXIMATELY 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID HIGHWAY OPPOSITE ENGINEER STATION 86+13.09 AND RUNNING THENCE SOUTH 89°48'00" EAST 11.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 61.00 PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID HIGHWAY; THENCE SOUTH 0°01'50" EAST 145.32 FEET ALONG A LINE PARALLEL WITH AND 61.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID HIGHWAY; THENCE SOUTH 42°54'38" EAST 39.33 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF 10600 SOUTH STREET AT A POINT OF CUSP 58.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID 10600 SOUTH STREET OPPOSITE ENGINEER STATION 317+84.80, SAID POINT IS THE BEGINNING OF A NON-TANGENT 35.00 FOOT RADIUS CURVE TO THE RIGHT (NOTE: RADIUS BEARS NORTH 0°21'17" EAST); THENCE NORTHWESTERLY 54.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA OF 89°36'53" (NOTE: CHORD TO SAID CURVE BEARS NORTH 44°50'17" WEST FOR A DISTANCE OF 49.33 FEET) TO SAID EASTERLY RIGHT-OF-WAY LINE 53.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID HIGHWAY OPPOSITE ENGINEER STATION 84+73.90; THENCE SOUTH 89°58'10" WEST 3.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID HIGHWAY; THENCE NORTH 0°01'50" WEST 139.19 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE PARALLEL WITH THE CONTROL LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

TOGETHER WITH THOSE RIGHTS AND EASEMENTS APPURTENANT TO PARCELS 1 AND 2, AS CREATED BY THAT CERTAIN RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED APRIL 28, 2006, AS ENTRY NO. 9708913, IN BOOK 9287, AT PAGE 4766 OF OFFICIAL RECORDS.

SAID PARCELS 1 AND 2 BEING DESCRIBED AS FOLLOWS, ON THAT CERTAIN SURVEY PREPARED BY MCNEIL ENGINEERING & LAND SURVEYING, L.C., ON THE DATE OF DECEMBER 6, 2006:

COMPOSITE DESCRIPTION:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE STREET, SAID POINT BEING SOUTH 87°49'05" EAST 134.93 FEET AND NORTH 0°01'50" WEST 231.92 FEET AND SOUTH 89°39'20" EAST 50.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1

EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°48'00" EAST 514.32 FEET; THENCE SOUTH 8°16'00" WEST 193.05 FEET; THENCE NORTH 84°11'00" WEST 126.47 FEET; THENCE NORTH 89°37'45" WEST 317.98 FEET; THENCE NORTHWESTERLY 67.20 FEET ALONG THE ARC OF A 42.97 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 44°49'48" WEST 60.56 FEET); THENCE NORTH 0°01'50" WEST 135.02 FEET TO THE POINT OF BEGINNING.

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of record or enforceable in law and equity and taxes for the year 2017 and each year thereafter.

WITNESS the hand of said grantor(s), this 15 day of April, 2017.

SANDY RETAIL INVESTORS, LLC


BY: JERRY WISE, Member

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES

On the _____ day of April, 2017, personally appeared before me JERRY WISE, who being by me duly sworn did say for himself/herself that he/she is the Member of SANDY RETAIL INVESTORS, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said company by authority of its articles of organization and duly acknowledged to me that said company executed the same.

See Attached
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

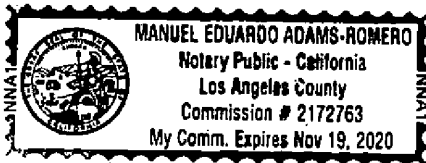
On April 15 2017 before me, Manuel Eduardo Adams Romero Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jerry Marz Wise
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 4/15/17
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____