

WHEN RECORDED, RETURN TO:

Davis Wright Tremaine LLP
865 S. Figueroa Street, Suite 2400
Los Angeles, California 90017
Attention: Tiffany K. Switzer

#108409

SPECIAL WARRANTY DEED

For good and valuable consideration, LBUBS 2005-C7 – 250 NORTH UNIVERSITY PARKWAY LLC, a Delaware limited liability company (“Grantor”), located and having a mailing address at 5221 North O’Connor Boulevard, Suite 600, Irving, Texas 75039, hereby GRANTS AND CONVEYS TO, AND WARRANTS against those claiming by, through or under said Grantor, but not otherwise, to, PLUM TREE PROPERTY, LLC, a Delaware limited liability company (“Grantee”), located and having a mailing address at 40 Danbury Road, Wilton, Connecticut 06897, Attention: Marian Presti, Esq., for the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Utah County, Utah, as more particularly described in attached Exhibit A (the “Subject Property”), subject to any and all conditions, restrictions, encumbrances, easements, covenants, and other matters of record in the official real estate records of Utah County, Utah, and any other matters which may be disclosed by a record examination of title, or a physical inspection or survey of the subject property.

[Signature Page Follows]

WITNESS the hand of said Grantor this 21 day of January, 2015.

LBUBS 2005-C7 – 250 NORTH UNIVERSITY PARKWAY LLC,
a Delaware limited liability company

By: C-III Asset Management LLC,
a Delaware limited liability company,
as Manager

By: 

Name: Don Edwards


Title: Servicing Officer

State of Texas)
) ss.
County of Dallas)

Before me on this day personally appeared DON EDWARDS, known to me (or proved to me through description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as servicing officer of C-III Asset Management LLC, in its capacity as manager for LBUBS 2005-C7 – 250 NORTH UNIVERSITY PARKWAY LLC, a Delaware limited liability company.

Given under my hand and seal of office this 23 day of January, 2015.

(Personalized Seal)


Notary Public's Signature

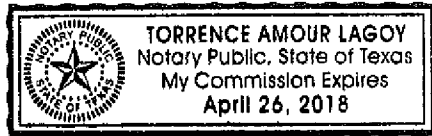


EXHIBIT A

LAND DESCRIPTION

(Situated in the County of Utah, State of Utah):

Parcel 1
"East Parcel"

Beginning on the North right-of-way of 2230 North Street which point is East 548.93 feet and North 1052.12 feet from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Provo City, Utah County, Utah (based on the Utah Coordinate System, Central Zone, bearings of Section lines) and running thence North $87^{\circ}17'24''$ West along said right-of-way 229.95 feet; thence North $1^{\circ}34'$ West 142.70 feet; thence South $88^{\circ}26'$ West 219.89 feet to a point of curvature to a 25.00 foot radius curve to the left; thence Southerly along the arc of said curve for a distance of 38.19 feet (central angle = $87^{\circ}32'03''$, chord bearing and distance = South $44^{\circ}39'59''$ West 34.59 feet); thence South $0^{\circ}53'57''$ West 90.59 feet to a point of curvature to a 25.00 foot radius curve to the left; thence Southerly along the arc of said curve for a distance of 19.07 feet (central angle = $43^{\circ}42'23''$, chord bearing and distance = South $20^{\circ}57'59''$ East 18.61 feet) to a point on the North right-of-way line of 2230 North Street and a point on a 517.47 foot radius curve to the left; thence Westerly along the arc of said curve and said right-of-way for a distance of 250.83 feet (central angle = $27^{\circ}46'20''$, chord bearing and distance = South $69^{\circ}07'12''$ West 248.38 feet); thence North $1^{\circ}34'$ West 188.87 feet; thence South $88^{\circ}26'$ West 117.74 feet; thence North $43^{\circ}26'$ East 378.14 feet; thence North $46^{\circ}34'$ West 255.00 feet; thence South $43^{\circ}26'$ West 92.95 feet; thence North $46^{\circ}34'$ West 85.00 feet; thence North $43^{\circ}26'$ East 435.88 feet; thence North $88^{\circ}26'$ East 440.58 feet; thence South $46^{\circ}30'04''$ East 164.34 feet; thence South $1^{\circ}26'08''$ East 654.02 feet; thence South $1^{\circ}16'14''$ East 114.52 feet to the point of beginning.

Parcel 2
Pad 5

Beginning at a point on the North right-of-way of University Parkway, said point being on the arc of a 11539.16 foot radius curve (radius point bears South $42^{\circ}31'04''$ West) said point also being North 1237.125 feet and West 567.40 feet from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian (based on the Utah Coordinate System, Central Zone, Bearings of Section lines) and running thence North $43^{\circ}26'$ East 148.82 feet; thence South $46^{\circ}34'$ East 240.00 feet; thence South $43^{\circ}26'$ West 147.48 feet to the aforementioned North right-of-way line; thence Northwesterly along the arc of a 11539.16 foot radius curve to the left 240.01 feet through a central angle of $1^{\circ}11'30''$ (LC bears North $46^{\circ}53'14''$ West) to the point of beginning.

Parcel 3
Entrance Road and Dedicated Road; Cinema Parcel

All of Parcel A and Lot 1 of Plat "A" The New Plum Tree, a part of the Commercial Plum Tree Shopping Center, a commercial planned unit development, as such plat was recorded in the records of the Utah County, Utah Recorder on 29 January 1998, as Entry No. 8500, Map No. 7407.

Parcel 4 (Easement Estate)

Easement Estate for a non-exclusive reciprocal right, privilege and easement over, upon and across the common

areas of every other Phase or Pad in the Shopping Center and upon and across all parking, access and driveway portions of the common areas, for vehicular access, parking and delivery as created by Declaration of Easement, Covenants, Restrictions recorded September 4, 1986, as Entry No. 29349, in Book 2336, Page 258, further amended on April 3, 1987, as Entry No. 12537, in book 2400, page 674 and re-recorded on April 27, 1987 as Entry No. 16005, in book 2408, page 539, further amended on April 11, 1988 as Entry No. 9917, in Book 2501, Page 907, further amended on May 17, 1991 as Entry No. 18664, in book 2792, Page 137, further amended on March 27, 1992, as Entry No. 26586, in book 2942, Page 921, further amended on October 10, 2002, as Entry No.120021 :2002.

Parcel 5 (Easement Estate)

Easement Estate for a non-exclusive Water Line Easement, Storm Drain Line Easement and Inlet Easement as created and described by Easement Grant recorded on March 7, 1990, as Entry No. 6923, in book 2670, Page 791.

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

AND WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE
ATTN: MICHELLE BURTON
1 E. WASHINGTON ST., SUITE 450
PHOENIX., AZ 85004

ENT 31987:2015 PG 1 of 4
Jeffery Smith
Utah County Recorder
2015 Apr 17 11:41 AM FEE 17.00 BY EO
RECORDED FOR Metro National Title
ELECTRONICALLY RECORDED

Escrow No.: Z1518803

MNT 44970

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

When recorded, mail to:
Plum Tree Property, LLC
c/o Westport Capital Partners LLC
40 Danbury Road
Wilton, Connecticut 06897
Attention: Marc Porosoff, Esq.

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Spirit SPE Portfolio 2006-1, LLC, a Delaware limited liability company, successor by name change to Shopko SPE Real Estate, LLC ("**Grantor**"), does hereby grant and convey to Plum Tree Property, LLC, a Delaware limited liability company ("**Grantee**"), that certain real property situated in Utah County, Utah, described on Exhibit "A" (the "**Property**").

The Property is conveyed subject to all taxes and other assessments, reservations in patents, all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and all matters that an inspection or survey would disclose.

The Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor and anyone claiming by, through or under Grantor, and no other, subject to the matters above set forth.

[Signature follows on next page]

Dated: April 15, 2015

GRANTOR:

Spirit SPE Portfolio 2006-1, LLC, a Delaware limited liability company, successor by name change to Shopko SPE Real Estate, LLC

By: Spirit SPE Manager, LLC, a Delaware limited liability company, its Manager

By: [Signature]
Name: Mark Manheimer
Its: Executive Vice President

STATE OF ARIZONA)
) ss.
County of Maricopa)

This Special Warranty Deed, dated April 15, 2015, consisting of 3 pages (including Exhibit A), was acknowledged before me this 13 day of April, 2015, by Mark Manheimer, the Executive V.P. of Spirit SPE Manager, LLC, a Delaware limited liability company, the Manager of Spirit SPE Portfolio 2006-1, LLC, a Delaware limited liability company, on behalf of the company. Additional signers of this document are: None.

[Signature]
Notary Public

My commission expires: May 8, 2016

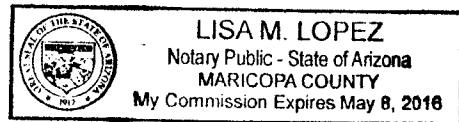


EXHIBIT "A"

(Legal Description)

Real property in the City of Provo, County of Utah, State of Utah, described as follows:

PARCEL 1:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY, SAID POINT BEING ON THE ARC OF A 11539.16 FOOT RADIUS CURVE (RADIUS POINT BEARS SOUTH 42°31'04" WEST), SAID POINT ALSO BEING NORTH 1237.125 FEET AND WEST 567.40 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASED ON THE UTAH COORDINATE SYSTEM, CENTRAL ZONE, BEARINGS OF SECTION LINES) AND RUNNING THENCE NORTH 43°26' EAST 148.82 FEET; THENCE SOUTH 46°34' EAST 240.00 FEET; THENCE SOUTH 43°26' WEST 23.18 FEET; THENCE NORTH 88°26' EAST 28.28 FEET; THENCE NORTH 43°26' EAST 378.14 FEET; THENCE NORTH 46°34' WEST 260.00 FEET; THENCE SOUTH 43°26' WEST 92.95 FEET; THENCE NORTH 46°34' WEST 80.00 FEET; THENCE NORTH 43°26' EAST 435.88 FEET; THENCE SOUTH 88°26' WEST 156.33 FEET; THENCE NORTH 46°34' WEST 294.79 FEET; THENCE SOUTH 43°26' WEST 238.33 FEET; THENCE SOUTH 46°34' EAST 56.00 FEET; THENCE SOUTH 43°26' WEST 328.96 FEET; THENCE SOUTH 46°34' EAST 44.33 FEET; THENCE SOUTH 43°26' WEST 201.50 FEET TO A POINT ON 200.70 FOOT LONG SPIRAL CURVE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY PARKWAY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID SPIRAL CURVE 4.53 FEET TO A POINT ON A 11539.16 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 40°37'39" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE 380.70 FEET THROUGH A CENTRAL ANGLE OF 1°53'25" (L.C. BEARS SOUTH 48°25'39" EAST) TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO R & L FARMS, LLC, GRANTEE, AS SHOWN IN THAT CERTAIN LIMITED WARRANTY DEED RECORDED OCTOBER 10, 2002, AS ENTRY NO. 120020:2002, OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF UNIVERSITY PARKWAY SAID POINT BEING ON THE ARC OF A 11539.16 FOOT RADIUS CURVE (THE RADIUS POINT BEARS SOUTH 40°42'11" WEST), SAID POINT ALSO BEING WEST 840.65 FEET AND NORTH 1479.81 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE 235.80 FEET; THE CHORD OF WHICH BEARS SOUTH 49°08'22" EAST 235.80 FEET; THENCE NORTH 43°26'00" EAST 135.85 FEET; THENCE NORTH 46°34'00" WEST 235.56 FEET; THENCE SOUTH 43°26'00" WEST 146.44 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

TOGETHER WITH THE BENEFICIAL INTEREST CREATED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) RECORDED SEPTEMBER 04, 1986, AS ENTRY NO. 29349, IN BOOK 2336, AT PAGE 258, OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED)