

RETURNED
SEP 08 2016

E 2964590 B 6596 P 811-813
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/08/2016 12:55 PM
FEE \$14.00 Pgs: 3
DEP RT REC'D FOR FOUNDERS TITLE CO
- SLC

WHEN RECORDED RETURN TO:

Founders Title Company
746 E. Winchester, Suite 100
Salt Lake City, UT 84107
Attention: Wende Harris

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, as "**Grantor**", grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to UTAH CVS PHARMACY, L.L.C., a Utah limited liability company, as "**Grantee**", the real property located in Davis County, Utah, described as follows (the "**Property**"):

See attached Exhibit A, incorporated by reference to this document.

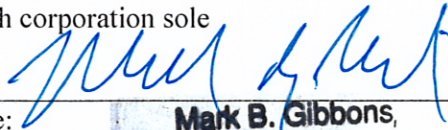
SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

(signature and acknowledgement to follow)

DATED as of SEPTEMBER 8, 2016.

CORPORATION OF THE PRESIDING BISHOP OF
THE CHURCH OF JESUS CHRIST OF LATTER-DAY
SAINTS,
a Utah corporation sole

By: 
Name: Mark B. Gibbons,
Its: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF Salt Lake)

On this 7th day of September, 2016, personally appeared before me Mark B. Gibbons, personally known to me to be an Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

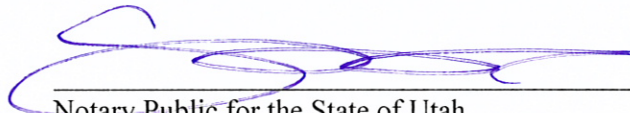

Notary Public for the State of Utah



EXHIBIT A

(Legal Description of the Property)

A parcel of land located in the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Syracuse City, Davis County, Utah, said parcel being more particularly described as follows: COMMENCING at the Southwest corner of said Section 10; thence South 89°40'57" East 93.26 feet along the South line of said Section 10; thence North 81.12 feet to a point on the North line of the Utah Department of Transportation (UDOT) property as described in a SPECIAL WARRANTY DEED, Entry No. 2433769, recorded March 19, 2009, said point being the POINT OF BEGINNING; thence along the Easterly right of way of 2000 West Street the following two (2) courses (1) North 44°35'02" West 43.17 feet (2) North 00°29'39" East 185.30 feet (record 185.31 feet); thence South 89°40'57" East 334.04 feet; thence along a line described in a BOUNDARY LINE AGREEMENT, Entry No. 870569, recorded September 28, 1989, the following two (2) courses (1) North 00°29'59" East 2.30 feet (2) South 89°40'57" East 292.85 feet; thence South 00°29'39" West 212.31 feet to the Northerly right of way of 1700 South Street; thence along said northerly right of way the following five (5) courses (1) North 89°40'57" West 157.60 feet (record 157.22 feet) (2) to a point of tangency of a 10,055 foot curve to the left; thence westerly 138.10 feet along the arc of said curve (chord bears South 89°55'26" West 138.10 feet) (3) North 86°48'21" West 45.35 feet (4) to a point on a 10,058 foot non-tangent curve to the left; thence westerly 136.66 feet along the arc of said curve (chord bears South 88°53'00" West 136.66 feet) (5) South 88°29'39" West 118.78 feet to the POINT OF BEGINNING.

Ck by JJB 17 August 2016