

9875632
10/13/2006 12:54:00 PM \$22.00
Book - 9365 Pg - 1508-1513
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 6 P.

After Recording Return To:

The Children's Center
1855 E. Medical Drive
Salt Lake City, Utah 84112
Attention: Douglas Goldsmith

16-06-401-010

06047248

WARRANTY DEED
(Oquirrh Place)

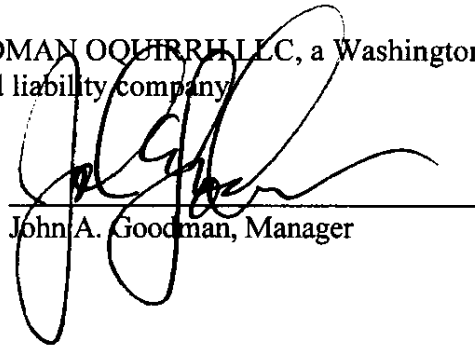
For the consideration of Ten and no/100 Dollars, and other valuable consideration, GOODMAN OQUIRRH LLC, a Washington limited liability company ("Grantor"), does hereby convey and warrant to The CHILDREN'S CENTER, a Utah non-profit corporation ("Grantee") the real property situate in Salt Lake County, Utah, legally described on Exhibit A attached hereto and incorporated herein.

SUBJECT TO: Items listed on Exhibit B attached hereto and incorporated herein.

DATED: 10-13-06, 2006.

GOODMAN OQUIRRH LLC, a Washington
limited liability company

By:



John A. Goodman, Manager

STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that John A. Goodman is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Manager of GOODMAN OQUIRRH LLC, a Washington limited liability company, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 10 day of October, 2006.

Trich Adam

(Signature of Notary)

Trich Adam

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
residing at Sammamish

My appointment expires 10-29-07

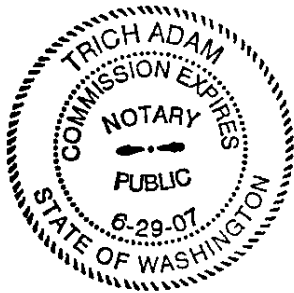


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Commencing at the Southeast corner of Lot 8, Block 36, Plat "B" Salt Lake City Survey, West 25 rods; and running thence North 5 rods; thence East 5 rods; thence North 5 rods; thence East 20 rods; thence South 10 rods to the beginning, according to the official plat thereof recorded in the office of the Salt Lake County Recorder.

PARCEL 1A:

Together with a non-exclusive right of way for a storm sewer over and through the following described property:

Commencing at a point 5 rods West of the Southeast corner of Lot 3, Block 36, Plat "B", Salt Lake City Survey; and running thence West 15 rods to 3rd East Street; thence North 9 1/2 feet; thence East 15 rods to a point on the Grantor's East boundary 9 1/2 feet North of the place of beginning; thence South 9 1/2 feet to the place of beginning.

PARCEL 1B:

Together with and subject to an exclusive, perpetual easement to us Parking Site for parking and an easement for access through Parking Site, and Utility Easement's and other purposes, as described in Easement and Use Restrictions Agreement recorded MAY 08, 1998, as Entry No. 6957459, in Book 7972, at Page 445 described as follows:

Beginning at a point 155.5 feet South from the Northwest corner of Lot 3, Block 36, Plat "B", Salt Lake City Survey; and running thence East 165 feet; thence North 73.00 feet; thence East 82.5 feet; thence South 82.5 feet; thence West 247.5 feet; thence North 9.5 feet to the point of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. **Lien of Taxes, now accruing as a lien, but not yet due and payable**

Year	2006
Sidwell No.	16-06-401-010

2. **The land described herein is located within the boundaries of Salt Lake City and is subject to any assessments levied thereby.**

Subject to any Special Assessments contained within Salt Lake City Special Districts including Street Lighting, Curb and Gutter, and Main Street Improvements where applicable.

3. **Salt Lake City Ordinance No. 70 of 2005**

Dated	NOVEMBER 01, 2005
Recorded	NOVEMBER 22, 2005
Entry No.	9560336
Book/Page	9220/4101

An Ordinance adopting the Central Community Master Plan, pursuant to Petition No. 400-01-36.

4. **Terms and Provisions contained within that certain Agreement, dated October 30, 1973, by and between CARSON A. BLACK and MARGARET H. BLACK, his wife, and OQUIRH ASSOCIATES, a partnership, recorded October 31, 1973, as Entry No. 2579112, in Book 3449, at Page 154 of Official Records.**

5. **Subject to a perpetual easement for ingress and egress from 400 East Street to parking site, across the Goodman property, as disclosed in Easement and Use Restrictions Agreement recorded MAY 08, 1998, as Entry No. 6957459, in Book 7972, at Page 445 of Official Records.**

6. Subject to a non-exclusive right of way over and across the following:

Commencing at a point 5 rods West of the Southeast corner of Lot 3, Block 36, Plat "B", Salt Lake City Survey, and running thence West 15 rods to 3rd East Street; thence North 9 and one half feet; thence East 15 rods to a point on the Grantor's East boundary 9 and one half feet North of the place of beginning; thence South 9 and one half feet to the place of beginning.

Also subject to an Easement for 10 shared parking stalls within 100 feet of the East boundary line of property as stipulated in the Easement Agreement recorded in Book 6252, Page 650 and the Option to Purchase recorded in Book 6252, Page 652, described as follows:

Beginning at a point 155.5 feet South from the Northwest corner of Lot 3, Block 36, Plat "B", Salt Lake City Survey, and running thence East 165 feet; thence North 73.00 feet; thence East 82.5 feet; thence South 82.5 feet; thence West 247.5 feet; thence North 9.5 feet to the point of beginning.

Said easements are disclosed in that certain Warranty Deed recorded May 14, 1992 as Entry Number 5255140 in Book 6456 at Page 2077, and mesne instruments of record for the benefit of the following described properties:

Parcel 1: Beginning 42-1/2 feet South of Northwest corner of Lot 3, Block 36, Plat "B" of Salt Lake City Survey, and running thence South 40 feet; thence East 165 feet; thence North 40 feet; thence West 165 feet to the point of beginning.

Parcel 2: Beginning at a point 82.5 feet South of the Northwest corner of Lot 3, Block 36, Plat B, Salt Lake City Survey; and running thence East 165 feet, thence South 33 feet; thence West 165 feet; thence North 33 feet to the point of beginning.

7. Notice of Minor Subdivision Approval Recorded JUNE 22, 1999, as Entry No. 7393592, in Book 8288, at Page 3810 of Official Records.

8. A Deed of Trust, Financing Statement and Security Agreement, and the terms and conditions thereof:

Stated Amount	\$2,000,000.00
Trustor	GOODMAN OQUIRRE LLC, a Washington limited liability company
Trustee	FIRST AMERICAN TITLE INSURANCE COMPANY
Beneficiary	THE UNION CENTRAL LIFE INSURANCE COMPANY, an Ohio corporation
Dated	MAY 05, 1999
Recorded	MAY 05, 1999
Entry No.	7344545
Book/Page	8274/7300

Assignment of Deed of Trust	
Assigned to	LIFE INSURANCE COMPANY OF GEORGIA
Dated	JULY 22, 1999
Recorded	OCTOBER 01, 1999
Entry No.	7480338
Book/Page	8313/4952

EXHIBIT B

Assignment of Interest in Loan Documents

Assigned to | **RELIASTAR LIFE INSURANCE COMPANY, a Minnesota corporation**
Dated | **MAY 05, 2005**
Recorded | **JUNE 21, 2005**
Entry No. | **9409603**
Book/Page | **9147/5954**

Assignment of Rents and Leases:

Between | **GOODMAN OQUIRRE LLC, a Washington limited liability company**
And | **THE UNION CENTRAL LIFE INSURANCE COMPANY, an Ohio corporation**
Dated | **MAY 05, 1999**
Recorded | **MAY 05, 1999**
Entry No. | **7344546**
Book/Page | **8274/7329**

Financing Statement, and the terms and conditions thereof:

Debtor | **GOODMAN OQUIRRE LLC, a Washington limited liability company**
Secured Party | **THE UNION CENTRAL LIFE INSURANCE COMPANY**

Recorded | **MAY 05, 1999**
Entry No. | **7344547**
Book/Page | **8274/7340**

Continuation of Financing Statement:

Recorded | **APRIL 21, 2004**
Entry No. | **9040557**
Book/Page | **8976/3050**

The Secured parties interest assigned:

Assignee | **PARTIAL ASSIGNMENT TO: LIFE INSURANCE COMPANY OF GEORGIA**
Recorded | **OCTOBER 01, 1999**
Entry No. | **7480337**
Book/Page | **8313/4950**

9. Subject to the rights of parties in possession of the subject property under unrecorded Leases, Rental or Occupancy Agreements and any claims thereunder.
10. "Water Rights, claims or title to water, whether or not shown by the public records."