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5/23/2018 3:47:00 PM \$14.00  
Book - 10677 Pg - 2518-2520  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
STEWART TITLE INS AGCY OF UT  
BY: eCASH, DEPUTY - EF 3 P.

**WHEN RECORDED RETURN TO:**

Golden Valley, LLC,  
3700 Trillium Drive  
Plano, TX 75093

**SPECIAL WARRANTY DEED**

A & R MANAGEMENT AND DEVELOPMENT CO., NO. 3, L.P., a California limited partnership: as **GRANTOR**, hereby CONVEYS AND WARRANTS against all those claiming by, through or under GRANTOR only, to GOLDEN VALLEY, LLC, a Utah limited liability company, as **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of GRANTOR'S right, title and interest in and to the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO, and incorporated herein by this reference (the "Property").

TAX ID #: 15-34-452-008 for the Property.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

GRANTOR further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, and its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under Grantor only.

WITNESS, the hand of said GRANTOR this 23 day of May 2018

A & R MANAGEMENT AND DEVELOPMENT CO., NO. 3, L.P.,  
a California limited partnership

By: K Associates, a California general  
partnership, its General Partner

BY: 

NAME: Michael B. Kaplan

ITS: Managing General Partner

**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 )

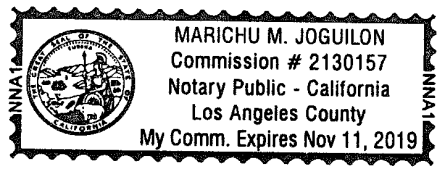
On MAY 21, 2018 before me, MARICHA M. JOGUILON, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared MICHAEL B. KAPLAN  
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 Marichu M. Joguilon  
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: \_\_\_\_\_ Document Date: \_\_\_\_\_  
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: \_\_\_\_\_



EXHIBIT "A" LEGAL DESCRIPTION

The following described Real Property is located in Salt Lake County, State of Utah:

Beginning at a point on the East right-of-way line of Redwood Road, being North 0°01'15" West 225.10 feet and North 89°53'00" East 53.00 feet from the South quarter corner of Section 34, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°01'15" West 37.30 feet along said East line; thence North 89°58'45" East 47.00 feet; thence South 0°01'15" East 2.50 feet; thence North 89°58'45" East 160.64 feet; thence South 0°01'15" East 70.00 feet; thence North 74°14'49" East 34.0 feet; thence North 0°01'15" West 122.91 feet to the South edge of the existing building; thence South 89°58'15" East 186.00 feet along said building line; thence South 0°01'15" East 123.75 feet; thence South 89°58'45" West 45.00 feet; thence South 76°14'49" West 47.00 feet; thence South 13°45'11" East 15.00 feet; thence South 76°14'49" West 50.00 feet; thence South 13°45'11" East 54.07 feet; thence South 76°14'49" West 133.77 feet; thence North 0°01'15" West 150.00 feet; thence South 89°58'45" West 173.89 feet to the point of beginning.

EXHIBIT "A" TO SPECIAL WARRANTY DEED