

SPECIAL WARRANTY DEED

When Recorded Mail This Deed To:

Gigi C. Parke
Office of General Counsel
University of Utah
201 South Presidents Circle, Room 309
Salt Lake City, Utah 84112

ENT 114651:2015 PG 1 of 3
Jeffery Smith
Utah County Recorder
2015 Dec 22 04:17 PM FEE 14.00 BY CS
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

Mail Tax Notice to:

Jonathon Bates
Real Estate Administration
University of Utah
505 Wakara Way
Salt Lake City, Utah 84108

* Portion of
Tax Parcel Nos.: 58-021-0096

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

WESTERLY PROPERTIES, LLC, a Utah limited liability company, and PAUL W. HARDMAN, a Utah resident, each as an owner of a one-half undivided interest (collectively, the "**Grantors**"), do hereby CONVEY AND WARRANT against all who claim by, through or under the Grantors unto the UNIVERSITY OF UTAH, a body politic and corporate of the State of Utah ("**Grantee**"), the following described real property in Utah County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all any mechanic's or materialmen's liens against the Property created by, through or under the Grantors; and (2) any tax or judgment liens arising by, through or under the Grantors.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantors, this 22 day of December, 2015.

WESTERLY PROPERTIES, LLC
a Utah limited liability company

By: [Signature]
Name: Lora Hardman
Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)



The foregoing instrument was acknowledged before me this 22 day of December 2015, by Lora Hardman, Manager of WESTERLY PROPERTIES LLC, a Utah limited liability company.

My Commission Expires: 5/5/18
NOTARY PUBLIC
Residing at: SU, UT

PAUL W. HARDMAN
a Utah resident

[Signature]

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)



The foregoing instrument was acknowledged before me this 22 day of December 2015, by Paul W. Hardman.

My Commission Expires: 5/5/18
NOTARY PUBLIC
Residing at: SU, UT

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description of the Real Property

Beginning at the intersection of the Easterly Right-of-Way Line of Redwood Road and the Southerly Right-of-Way Line of 2100 North Street, said point being North 89°48'50" East 929.38 feet along the section line and South 257.20 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°31'48" East 243.83 feet along the Southerly Right-of-Way Line of said 2100 North Street;

thence North 85°57'52" East 326.81 feet along the Southerly Right-of-Way Line of said 2100 North Street;

thence East 144.00 feet along the Southerly Right-of-Way Line of said 2100 North Street;

thence North 85°10'59" East 178.63 feet along the Southerly Right-of-Way Line of said 2100 North Street;

thence South 31.00 feet along the Southerly Right-of-Way Line of said 2100 North Street;

thence East 32.98 feet along the Southerly Right-of-Way Line of said 2100 North Street;

thence South 23°01'34" West 468.72 feet;

thence Southwesterly 163.01 feet along the arc of a 405.50 foot radius curve to the left (center bears South 66°58'26" East and the chord bears South 11°30'34" West 161.92 feet with a central angle of 23°02'00");

thence South 00°00'26" East 165.70 feet;

thence West 556.61 feet to the Easterly Right-of-Way Line of Redwood Road;

thence North 15°41'48" West 22.83 feet along the Easterly Right-of-Way Line of said Redwood Road

thence North 12°10'33" West 572.46 feet along the Easterly Right-of-Way Line of said Redwood Road;

thence North 08°37'19" West 171.11 feet along the Easterly Right-of-Way Line of said Redwood Road to the point of beginning.

Contains 543,999 Square Feet or 12.489 Acres