

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.

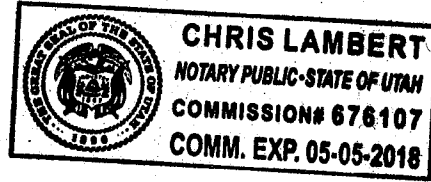
[Signature and acknowledgment on following page]

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

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University of Utah
201 South Presidents Circle, Room 309
Salt Lake City, Utah 84112

Mail Tax Notice to:

Jonathon Bates
Real Estate Administration
University of Utah
505 Wakara Way
Salt Lake City, Utah 84108
107296-CAF

Tax Parcel Nos.: 41-840-0096 and 54-367-0001

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

WESTERLY PROPERTIES, LLC, a Delaware, limited liability company ("**Grantor**"), does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, BUT NOT OTHERWISE 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 Grantor; and (2) any tax liens or judgment liens, arising by, through or under Grantor.

[Signature and acknowledgment on following page]

Dated this 10th day of January, 2019.

Westerly Properties, LLC, a Delaware limited liability company

BY: *Paul W. Hardman*
Paul W. Hardman
Manager

BY: *Lora M. Hardman*
Lora M. Hardman
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 10th day of January, 2019, personally appeared before me Paul W. Hardman and Lora M. Hardman, who acknowledged themselves to be the Manager (s) of Westerly Properties, LLC, a Delaware limited liability company, and that they, as such Manager (s), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P Chabries
Notary Public



EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description of the Real Property

A portion of Lot 3, HARDMAN LEHI SUBDIVISION PLAT "A" and a portion of Lot 1, VIEW 21 PLAT "A" SUBDIVISION, being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of 2100 North Street, said point being North $89^{\circ}48'50''$ East 1,854.18 feet along the section line and South 255.21 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence East 67.02 feet along the Southerly right-of-way line of said 2100 North Street; thence North $86^{\circ}38'01''$ East 374.74 feet along the Southerly right-of-way line of said 2100 North Street; thence South 777.75 feet to the Northerly right-of-way line of Hardman Way; thence West 25.00 feet along the Northerly right-of-way line of said Hardman Way; thence Southwesterly 351.75 feet along the arc of a 456.00 foot radius curve to the left (center bears South and the chord bears South $67^{\circ}54'06''$ West 343.09 feet with a central angle of $44^{\circ}11'48''$) along the Northerly right-of-way line of said Hardman Way; thence Southwesterly 303.01 feet along the arc of a 394.00 foot radius curve to the right (center bears North $44^{\circ}11'48''$ West and the chord bears South $67^{\circ}50'07''$ West 295.60 feet with a central angle of $44^{\circ}03'49''$) along the Northerly right-of-way line of said Hardman Way; thence South $89^{\circ}52'02''$ West 38.29 feet along the Northerly right-of-way line of said Hardman Way; thence Northwesterly 53.52 feet along the arc of a 805.50 foot radius curve to the right (center bears North $86^{\circ}11'09''$ East and the chord bears North $01^{\circ}54'39''$ West 53.51 feet with a central angle of $03^{\circ}48'25''$); thence North $00^{\circ}00'26''$ West 352.90 feet; thence Northeasterly 163.01 feet along the arc of a 405.50 foot radius curve to the right (center bears North $89^{\circ}59'34''$ East and the chord bears North $11^{\circ}30'34''$ East 161.92 feet with a central angle of $23^{\circ}02'00''$); thence North $23^{\circ}01'34''$ East 468.72 feet to the point of beginning.