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Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

Tax Parcel Id: 26-25-178-002
26-25-400-064

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of January 20, 2017, is executed by Herriman City, a political subdivision of the State of Utah, whose address is 13011 South Pioneer Street, Herriman, Utah 84096 (the "Grantor"), in favor of Anthem Commercial, LLC, a Utah limited liability company, whose address is 6150 South Redwood Road, Suite 150, Taylorsville, Utah 84123 ("Grantee").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

Beginning at a point being South 89°56'31" East 2,031.67 feet along the section line and South 2,116.20 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°56'43" East 1,559.80 feet;
thence South 63°50'49" West 148.72 feet;
thence Southwesterly 25.20 feet along the arc of a 30.00 foot radius curve to the left (center bears South 26°09'11" East and the chord bears South 39°47'08" West 24.46 feet with a central angle of 48°07'22");

thence South 15°43'27" West 98.23 feet;
thence Southwesterly 364.70 feet along the arc of a 290.00 foot radius curve to the right (center bears North 74°16'33" West and the chord bears South 51°45'06" West 341.14 feet with a central angle of 72°03'18");

thence South 87°46'45" West 205.00 feet;
thence Northwesterly 115.49 feet along the arc of a 90.00 foot radius curve to the right (center bears North 02°13'15" West and the chord bears North 55°27'35" West 107.73 feet with a central angle of 73°31'19");

thence North 18°41'56" West 51.25 feet;
thence North 33°51'52" East 43.33 feet;
thence Northwesterly 10.27 feet along the arc of a 5.00 foot radius curve to the left (center bears North 56°08'08" West and the chord bears North 24°59'17" West 8.56 feet with a central angle of 117°42'18");

thence North 83°50'26" West 62.41 feet;
thence Southwesterly 46.56 feet along the arc of a 80.00 foot radius curve to the left (center bears South 06°09'34" West and the chord bears South 79°29'05" West 45.91 feet with a central angle of 33°20'58");

thence South 62°48'36" West 37.13 feet;
thence Southwesterly 75.81 feet along the arc of a 70.00 foot radius curve to the left (center bears South 27°11'24" East and the chord bears South 31°47'03" West 72.16 feet with a central angle of 62°03'07");

thence Southwesterly 96.82 feet along the arc of a 57.00 foot radius curve to the right (center bears North 89°14'31" West and the chord bears South 49°25'03" West 85.59 feet with a central angle of 97°19'08");

thence North 81°55'23" West 54.92 feet;
thence Northwesterly 32.96 feet along the arc of a 120.00 foot radius curve to the right (center bears North 08°04'37" East and the chord bears North 74°03'14" West 32.86 feet with a central angle of 15°44'18");

thence North 66°11'05" West 77.92 feet;
thence Northwesterly 10.08 feet along the arc of a 20.00 foot radius curve to the left (center bears South 23°48'55" West and the chord bears North 80°37'15" West 9.97 feet with a central angle of 28°52'20");
thence South 84°56'35" West 34.80 feet;
thence Northwesterly 27.54 feet along the arc of a 96.00 foot radius curve to the right (center bears North 05°03'25" West and the chord bears North 86°50'21" West 27.44 feet with a central angle of 16°26'09");
thence North 78°37'16" West 20.22 feet;
thence Northwesterly 31.27 feet along the arc of a 79.00 foot radius curve to the left (center bears South 12°55'29" West and the chord bears North 88°24'56" West 31.07 feet with a central angle of 22°40'49");
thence South 80°14'39" West 121.39 feet;
thence North 40°58'54" West 54.59 feet;
thence Northwesterly 343.02 feet along the arc of a 650.00 foot radius curve to the right (center bears North 49°00'57" East and the chord bears North 25°51'57" West 339.05 feet with a central angle of 30°14'10") to the point of beginning.