

-8-

12203788  
1/11/2016 4:11:00 PM \$14.00  
Book - 10394 Pg - 7645-7647  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 3 P.

**SPECIAL WARRANTY DEED**  
(West Parcel)

**WHEN RECORDED RETURN TO,  
AND SEND TAX NOTICES TO:**

Miller Family Real Estate, L.L.C.  
Attention: Scott Bates  
9350 South 150 East, Suite 1000  
Sandy, UT 84070

Parcel ID No. 27-24-300-020-0000

**SPECIAL WARRANTY DEED**

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, of Salt Lake County, State of Utah, ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor to Miller Family Real Estate, L.L.C., a Utah limited liability company, of Salt Lake County, State of Utah, Grantee, for the sum of Ten Dollars and other good and valuable consideration, an undivided 4.5545% interest as tenant in common in the following described tract of land in Salt Lake County, Utah, to wit:

**See attached Exhibit A**

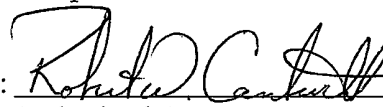

TOGETHER WITH all rights, privileges and appurtenances thereof.

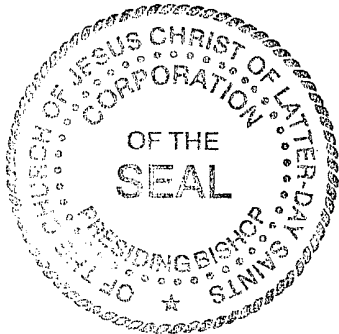
SUBJECT TO easements, restrictions and rights-of-way of record and other matters of record and all matters that a physical inspection or accurate survey of the property would disclose; and property taxes and assessments for the year 2016 and thereafter.

WITNESS the hand of said Grantor this 8 day of January, 2016.

**GRANTOR:**

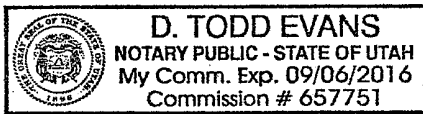
Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

By:   
Its: Authorized Agent 



STATE OF UTAH )  
 )ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 8 day of January, 2016, by Robert W. Cartell, an Authorized Agent of Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted, executed the same.



Notary Public

**EXHIBIT A TO SPECIAL WARRANTY DEED  
LEGAL DESCRIPTION**

12.025 acres of land located in Salt Lake County, State of Utah and more particularly described as follows:

A part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Quarter Section Line located 330.00 feet South 0°21'11" West along the Quarter Section Line from the Center of said Section 24; and running thence South 0°21'11" West 825.00 feet; thence North 89°46'25" West 591.61 feet to the Easterly Line of the Railroad Right-of-Way as widened; thence North 5°34'00" East 1111.80 feet along said Easterly Line to the Southerly Line of 11400 South Street as widened; thence South 88°07'18" East 226.66 feet along said Southerly Line; thence South 0°21'11" West 275.44 feet; thence South 89°46'25" East 264.00 feet to the point of beginning.

Basis of Bearings is a line between monuments found for the South Quarter Corner and the Southeast Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being a bearing of South 89°32'31" East.

Contains 523,794 square feet or 12.025 acres.

12203811  
1/11/2016 4:24:00 PM \$14.00  
Book - 10394 Pg - 7748-7750  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 3 P.

**SPECIAL WARRANTY DEED**  
(FRONTAGE 114TH LLC)

**WHEN RECORDED RETURN TO,  
AND SEND TAX NOTICES TO:**

Miller Family Real Estate, L.L.C.  
Attention: Scott Bates  
9350 South 150 East, Suite 1000  
Sandy, UT 84070

Parcel ID No. Part of 27-24-451-016

**SPECIAL WARRANTY DEED**

**FRONTAGE 114TH LLC**, a Utah limited liability company, ("**Grantor**"), of Utah County, State of Utah, hereby conveys and warrants against all who claim by, through, or under Grantor to Miller Family Real Estate, L.L.C., a Utah limited liability company, of Salt Lake County, State of Utah, Grantee for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah, to wit:

**See attached Exhibit A**

TOGETHER WITH all rights, privileges and appurtenances thereof.

SUBJECT TO easements, restrictions and rights-of-way of record and other matters of record and all matters that a physical inspection or accurate survey of the property would disclose; and property taxes and assessments for the year 2016 and thereafter.

WITNESS the hand of said Grantor this 11 day of January, 2016.

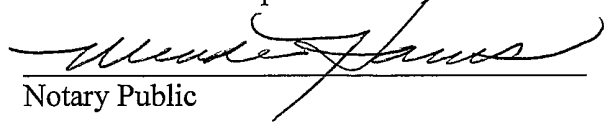
**GRANTOR:**

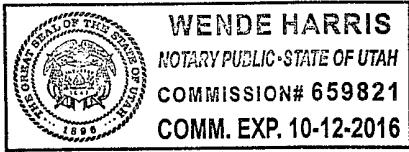
FRONTAGE 114TH LLC, a Utah limited liability company

By: Trent Boggess  
Printed Name: Trent Boggess  
Its: Chief Financial Officer

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

The foregoing instrument was acknowledged before me this 11 day of January, 2016, by Trent Boggess, the CFO of **FRONTAGE 114<sup>TH</sup> LLC**, a Utah limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted, executed the same.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A TO SPECIAL WARRANTY DEED  
LEGAL DESCRIPTION**

0.028 acres of land located in Salt Lake County, State of Utah and more particularly described as follows:

Gap Parcel 1

Nathan Way Lane to DGNR Railroad

Beginning at the intersection of the west line of Nathan Way Lane and north line of property depicted on a survey prepared by Meridian Engineering and Surveying on record in the office of Salt Lake County Surveyor, File No. S2000-04-0310, said point being South 0°21'11" West 1156.95 feet along the quarter section line and North 89°48'12" West 21.50 feet from the Center of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 89°48'12" West 570.32 feet along the north line of the property shown on said Meridian survey to the east line of the DGNR Railroad;

thence North 5°34'00" East 2.26 feet along the east line of said DGNR Railroad to the south line of property depicted on a survey prepared by Anderson Wahlen & Associates;

thence South 89°46'25" East 570.11 feet along the south line of said property depicted on the Anderson Wahlen survey to the west line of Nathan Way;

thence South 0°21'11" West 1.96 feet along the west line of Nathan Way to the point of beginning.

Contains 1,202 square feet. 0.028 acres.