

WHEN RECORDED, MAIL TO:
1700 South Investments LLC
1207 South Main Street
Salt Lake City, Utah 84111
Parcel No. 15-13-304-004

11950696
11/24/2014 10:47:00 AM \$18.00
Book - 10276 Pg - 7254-7257
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 4 P.

F-85842F

**WARRANTY DEED
With Easement Reservation**

SALT LAKE CITY CORPORATION, a Utah municipal corporation, as "GRANTOR", hereby conveys and warrants to **1700 Investments, LLC**, a Utah limited liability company, as "GRANTEE", for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of its interest in the following described tract of land situated in Salt Lake County, State of Utah, to-wit:

See legal description attached as Exhibit A

EXCEPTING AND RESERVING unto Grantor over the Southerly 20 feet of the property described in Exhibit A and more particularly described on Exhibit A-1 attached hereto ("Easement Property") for the construction, operation, and continued maintenance, repair, alteration, inspection and replacement of sewer and storm sewer mains, together with all facilities attendant thereto, including any and all other related equipment and improvements (collectively, the "Facilities"), in, upon, over, under, across and through that certain real property together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby reserved, and all rights and privileges incident thereto (collectively, the "Easement").

Without limiting the generality of the foregoing, Grantor does hereby reserve unto itself the Easement as follows, along with the following restrictions:

1. Grantee may construct improvements or landscaping (except for trees and permanent structures or buildings) within the easement as long as such improvements do not interfere with the Grantors access and use of the Easement.
2. Grantor shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with the Grantor's use, occupation or enjoyment of this Easement, without liability to Grantee, and without any obligation of restoration or compensation except as to existing improvements as of this date,
3. Grantor shall be entitled to unrestricted 24-hour per day, 365-days per year access to the Easement Property for all purposes related to the ownership, operation, maintenance, alteration, repair, inspection and replacement of the Facilities.

RECORDED

OCT 07 2014

CITY RECORDER

**PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
PO. BOX 145515
SALT LAKE CITY, UTAH 84114-5515**

Exhibit "A"

A parcel of land located in Lots 12 and 13, Block 1, Five Acre Plat B, Salt Lake City Survey a part of the Southwest of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 89°59'39" West 114.49 feet along the north line of Lot 12, Block 1, Five Acre Plat B, Salt Lake City Survey and South 47°42'00" West 231.84 feet from the Northeast Corner of said Lot 12, and thence South 00°00'21" East 151.05 feet to the north line of Lot 5, 17th South Industrial Park, a subdivision recorded November 24, 1995 as Entry No. 6220553 in Book 95-11P at Page 330 of the Salt Lake County records; thence along said line South 89°59'39" West 166.04 feet to the east line of property described in that certain Special Warranty Deed recorded September 24, 2013 as Entry No. 11730011 in Book 10180 at Page 463 of said records; thence North 47°42'00" East along said line 224.47 feet to the POINT OF BEGINNING. Said parcel contains 12,540 square feet or 0.29 acres, more or less.

Exhibit "A-1"

A permanent easement located in Lots 12 and 13, Block 1, Five Acre Plat B, Salt Lake City Survey a part of the Southwest of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the north line of Lot 5, 17th South Industrial Park, a subdivision recorded November 24, 1995 as Entry No. 6220553 in Book 95-11P at Page 330 of the Salt Lake County records, said point being South 89°59'39" West 248.24 feet along said line from the Northeast Corner of said Lot, and thence continuing along said line South 89°59'39" West 159.63 feet; thence North 00°00'21" West 10.00 feet to a point 10.00 feet perpendicularly distant northerly of said line; thence parallel to said line North 89°59'39" East 138.18 feet; thence North 00°00'21" West 10.00 feet to a point 20.00 feet perpendicularly distant northerly of said line; thence parallel to said line North 89°59'39" East 21.45 feet; thence South 00°00'21" East 20.00 feet to the POINT OF BEGINNING. Said easement encompasses 1,810 square feet or 0.04 acres, more or less.

PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
P.O. BOX 145515
SALT LAKE CITY, UTAH 84114-5515