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11/24/2014 11:00:00 AM \$17.00  
Book - 10276 Pg - 7376-7378  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:  
Salt Lake City Corporation  
Attention: Karryn Greenleaf  
1530 South Temple  
West Temple, Utah 84115  
Parcel No. 15-13-303-007

R-86611F

WARRANTY DEED

1700 Investments, LLC, a Utah limited liability company as "GRANTOR", hereby conveys and warrants to SALT LAKE CITY, a Utah municipal corporation, c/o Public Utilities Department located at 1530 South West Temple, Salt Lake City, Utah 84115, 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 description attached as Exhibit "A"

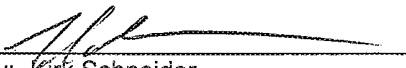
Along with an access ROW along the Easterly Boundary of the property described in Exhibit "A" and more particularly described in exhibit "A-1" attached hereto.

**SUBJECT TO** all existing rights-of-way and easements of all public utilities or private third parties of any and every description now located on, in, under or over the confines of the above described property, and the rights of entry thereon for the purposes of obtaining, altering, replacing, removing, repairing or rerouting said utilities and all of them.

**NOTWITHSTANDING**, Grantee, its successors and assigns agree to indemnify, hold harmless and defend City, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason related to the rights reserved by Union Pacific Railroad Company in that certain Quit Claim Deed dated November 30, 2007 and recorded on December 24, 2007 in the records of the County Recorder of Salt Lake County, Utah as Entry Number 10307544, in Book 9551, Pages 6425-6428.

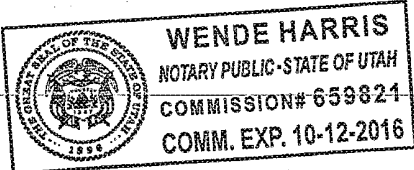
DATED this 21<sup>st</sup> day of November, 2014.

1700 Investments, LLC,  
a Utah limited liability company

  
By: Kirk Schneider  
Its: Manager

STATE OF UTAH                    )  
  ) ss.  
County of Salt Lake            )

This 21<sup>st</sup> of November, 2014 personally appeared before me Kirk Schneider, who being by me duly sworn, did say that he is the Manager of 1700 Investments, LLC, a Utah limited liability company and that the within and foregoing instrument was signed in behalf of said limited liability company by authority of its operating agreement and that the said Kirk Schneider duly acknowledged to me that said limited liability company executed the same.



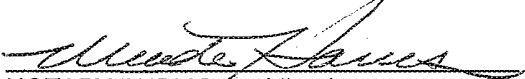
  
NOTARY PUBLIC, residing in  
Salt Lake County, Utah

Exhibit "A"

A parcel of land located in Lot 12, Block 1, Five Acre Plat B, Salt Lake City Survey a part of the West Half 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 7.37 feet from the Northeast Corner of said Lot 12, and thence along 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 the Salt Lake County records South 47°42'00" West 224.47 feet; thence North 00°00'21" West 151.05 feet to said north line; thence North 89°59'39" East 166.04 feet to the POINT OF BEGINNING. Said parcel contains 12,540 square feet or 0.29 acres, more or less.

Exhibit "A-1"

A 20.00 foot wide permanent, non-exclusive 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 20.00 feet; thence North 00°00'21" West 302.11 feet to the south line of 1700 South Street; thence along said line North 89°59'39" East 20.00 feet; thence South 00°00'21" East 302.11 feet to the POINT OF BEGINNING. Said easement encompasses 6,042 square feet or 0.14 acres, more or less.