

10059393

When Record, Return To:
AHL-Utah
560 North 500 West
Salt Lake City, Utah 84116

10059393
4/6/2007 2:24:00 PM \$14.00
Book - 9446 Pg - 8637-8638
Gary W. Ott
Recorder, Salt Lake County, UT
MERRILL TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Gina Gay, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS TO

AHL-Utah, a Utah limited Partnership,

Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of Ten and no/100 Dollars, and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number 16-06-156-021, 16-06-156-068 and 16-06-156-069.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 6th day of April, 2007.


Gina Gay

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

On the 6th day of April, 2007, personally appeared before me Gina Gay, the signer(s) of the above instrument, who duly acknowledged to me that she executed the same.


Notary Public

My Commission Expires:
Residing at: Midvale, Utah
MT-80261

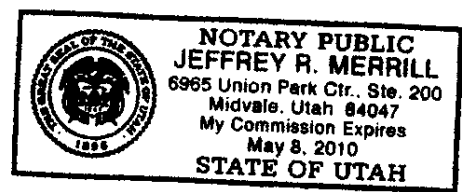


EXHIBIT "A"

Units 418, P-43 and P-44, contained within the Alphagraphics Building Condominium, a Utah Condominium Project, as the same are identified in the Declaration of Condominium and Bylaws, dated June 24, 2002, and recorded June 26, 2002, as Entry No. 8275535, in Book 8613, at Page 2047-2090 of Official Records, of the Salt Lake County Recorder (as said Declaration may heretofore have been amended or supplemented), and in the Record of Survey Map, dated June 19, 2002, and recorded June 26, 2002, as Entry No. 8275534, of the Official Records of the Salt Lake County Recorder (as said Record of Survey Map may heretofore have been amended or supplemented); Together with the Limited Common Areas, if any, and an undivided interest in the Common Areas appurtenant to such Unit, as more particularly described in said Declaration. Said Declaration covers, among other things, certain real property located in the Salt Lake County, Utah, described as follows:

Beginning at the Southeast Corner of Block 57, Plat "A", Salt Lake City Survey, and running thence North 89°50'34" West along the South line of Block 57 a distance of 145.12 feet to the East line of the parcel of land conveyed to American Stores Properties, Inc., a Delaware Corporation, in that certain Fully Restated Special Warranty Deed with Final Easement Description, recorded November 10, 1999, as Entry No. 7509877, in Book 8322, at Page 1621, of the Official Records of the Salt Lake County Recorder; thence North 0°08'14" East along said East line of the American Stores parcel a distance of 211.56 feet to the South line of Gallivan Avenue; thence South 89°57'13" East along said South line of Gallivan Avenue, a distance of 145.12 feet to the East line of Block 57; thence South 0°08'14" West along said East line of Block 57 a distance of 211.84 feet to the point of beginning.

Together with a perpetual non-exclusive right of way and easement for vehicular ingress and egress over and across the parking structures as contained in that certain Agreement of right of way and easement dated March 29, 2001, and recorded April 5, 2001, as Entry No. 7863200, in Book 8442, at Page 8978, of Official Records.

Also together with easements, rights, benefits and privileges which are created or provided for in the certain declaration of covenants, conditions, and restrictions and easements pertaining to a portion of the surface of Block 57 and in any amendments or supplements thereof, dated June 30, 1995, and recorded July 3, 1995, as Entry No. 6113370, in Book 7180, at Page 1501, of Official Records.