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3/12/2012 10:06:00 AM \$21.00  
Book - 9998 Pg - 4145-4148  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 4 P.

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
200 East South Temple, Suite 200  
Salt Lake City, UT 84111  
(801) 536-3100

NCS-518879NY

AFTER RECORDING RETURN TO:  
RD Management LLC  
810 Seventh Avenue, 10<sup>th</sup> Floor  
New York, New York 10019  
Attention: Legal Department

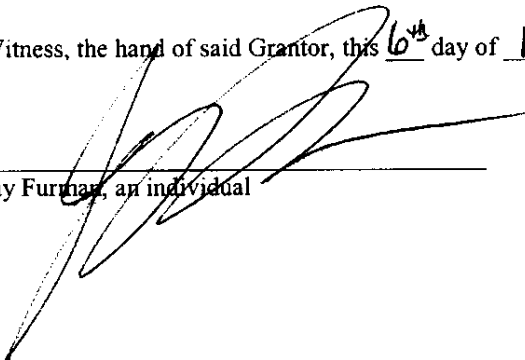
SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

JAY FURMAN, as grantor ("Grantor"), hereby CONVEYS (subject to the following paragraph), to MFJF Salt Lake LLC, having an address at 810 Seventh Avenue, New York, New York 10019, as grantee ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the following described tracts of land located in Salt Lake City, County of Salt Lake, State of Utah and more particularly described on Exhibit "A" attached hereto and made a part hereof, together with the buildings and improvements erected thereon and the fixtures, easements, hereditaments and appurtenances related thereto (collectively, the "Property") and all the estate and rights of Grantor in and to said Property.

This conveyance is subject to real estate taxes not yet delinquent, easements, restrictions and rights of way and all other matters of record and any and all matters which would be disclosed by an accurate survey of the real estate described on Exhibit "A" attached hereto and made a part hereof.

Witness, the hand of said Grantor, this 6<sup>th</sup> day of MARCH, 2012.

  
\_\_\_\_\_  
Jay Furman, an individual

STATE OF New York )  
 )  
COUNTY OF New York )Ss.  
 )

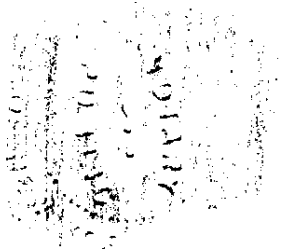
On March 6, 2012, personally appeared before me, Jay Furman, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Jessica Lopez  
Notary Public

(Printed Name)  
My Commission expires: \_\_\_\_\_

{Seal or Stamp}

**JESSICA LOPEZ**  
**Notary Public State of New York**  
**No. 01LO6106589**  
**Qualified in Bronx County**  
**Certificate Filed in New York County**  
**Commission Expires March 8, 2012**



**Exhibit "A"**  
Legal Description  
Page 1 of 2

PARCEL 1:

THE NORTH 160 FEET OF LOT 6, EXCEPT THE NORTH 90 FEET OF THE EAST 85 FEET THEREOF, AND THE NORTH 160 FEET OF THE EAST 77.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

LESS AND EXCEPTING FROM PARCEL 1 THAT PORTION OF SUBJECT PROPERTY CONVEYED TO UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT, BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2001 AS ENTRY NO. 8099008 IN BOOK 8544 AT PAGE 6764 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING SOUTH 89° 58' 06" WEST 130.45 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6 AND RUNNING SOUTH 61° 53' 52" WEST 8.28 FEET; THENCE SOUTH 89° 58' 06" WEST 5.70 FEET; THENCE SOUTH 0° 01' 50" EAST 6.00 FEET; THENCE SOUTH 89° 58' 06" WEST 10.88 FEET; THENCE NORTH 0° 01' 50" WEST 6.00 FEET; THENCE SOUTH 89° 58' 06" WEST 75.14 FEET; THENCE NORTH 61° 57' 28" WEST 8.27 FEET TO THE NORTH LINE OF LOT 6; THENCE NORTH 89° 58' 06" EAST 106.32 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

BASIS OF BEARING IS THE SALT LAKE CITY MONUMENTS ON 400 SOUTH STREET AT 800 EAST STREET AND 900 EAST STREET.

PARCEL 2:

THE SOUTH 5 FEET OF LOT 6 AND THE SOUTH 5 FEET OF THE EAST 77.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 33 FEET; THENCE WEST 120.5 FEET; THENCE SOUTH 2 FEET; THENCE WEST 143 FEET; THENCE NORTH 45° WEST 49.5 FEET; THENCE EAST 298.5 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A RIGHT OF WAY FOR RETAINING WALL FOOTINGS OVER, ACROSS OR UNDER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 7, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 2 FEET; THENCE WEST 120.5 FEET; THENCE NORTH 2 FEET; THENCE EAST 120.5 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE WEST 50 FEET OF THE EAST 127.5 FEET OF LOT 5, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

**Exhibit "A" Continued**

Legal Description

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PARCEL 6 (PARKING LOT):

THE NORTH 90 FEET OF THE EAST 85 FEET OF LOT 6, BLOCK 30, PLAT "B", SALT LAKE CITY SURVEY IN THE CITY AND COUNTY OF SALT LAKE, STATE OF UTAH.

The above referenced parcels 1 through 5 are also known as Tax Parcel No. 16-05-330-009-0000 and the above reference parcel 6 is also known as Tax Parcel No. 16-05-330-010-0000.