

11415887
6/22/2012 1:46:00 PM \$16.00
Book - 10028 Pg - 7583-7585
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested By
And When Recorded, Return To:

Founders Title Company
746 E. Winchester St. #100
Salt Lake City, Utah 84107
F-82688

DO NOT WRITE ABOVE THIS LINE
FOR RECORDER'S USE ONLY

TAX ID NUMBERS: 27-17-176-018 and 27-17-176-009

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 22nd day of June, 2012, between **NEW ALBERTSON'S, INC.**, an Ohio corporation ("Seller"), as successor by merger to New Albertson's Inc., a Delaware corporation, and **JORDAN PARKWAY MEMBERS, LLC**, a Missouri limited liability company, whose address is c/o Land Dynamics, Inc., 11477 Olde Cabin Road, Suite 110, St. Louis, Missouri 63141 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Salt Lake, State of Utah.

SEE SCHEDULE I ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; all buildings, structures and improvements located thereon; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

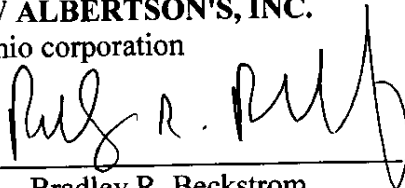
To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument. Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, only **subject to** any and all easements, restrictions, agreements, taxes not yet due, matters of record, and any and all matters which would be disclosed by a survey or physical inspection of the property and improvements thereon, as of the date of this instrument.

Grantee is purchasing the above-described premises "AS IS" subject to all defects, latent or patent.

GRANTOR:

NEW ALBERTSON'S, INC.
an Ohio corporation

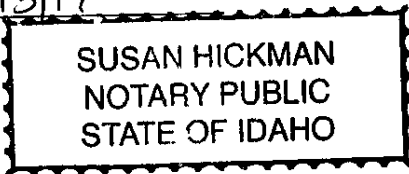
By: 
Bradley R. Beckstrom
Lead Counsel, Business Law *OT*

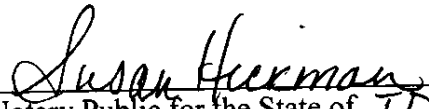
STATE OF IDAHO)
) ss.
County of Ada)

On this 11th day of June, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Bradley R. Beckstrom, to me known to be a Lead Counsel of NEW ALBERTSON'S, INC., an Ohio corporation, the corporation that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:

5/13/17



Notary Public for the State of ID
Residing at Boise

This Deed prepared by:

Brent C. Tingey, Esquire
250 Parkcenter Blvd.
Boise, Idaho 83726

SCHEDULE I

Lot 2 of that certain Albertson's 10400 South Street Subdivision, recorded September 5, 2002, in Book 2002, at Page 242, as Instrument No. 8343187, in the Recorder's Office in Salt Lake County, Utah. Situate in South Jordan City, Salt Lake County, Utah.

LESS AND EXCEPTING:

A parcel of land for the widening of the existing highway State Route 151 known as Project No. 0151, being part of an entire tract of property situate in Lot 2, Albertson's 10400 South Subdivision, a subdivision situate in the SE1/4NW1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at the northeast corner of said Lot 2; and running thence South 6.25 feet along an easterly boundary line of said Lot 2, to a point 58.90 feet perpendicularly distant southerly from the centerline of said project, opposite approximate Engineers Station 100+95.40; thence N. 86°03'17" W. 92.04 feet to the northerly boundary line of said Lot 2; thence S. 89°57'00" E. 91.82 feet along said northerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

AND

Lot 3 of that certain Albertson's 10400 South Street Subdivision, recorded September 5, 2002, in Book 2002, at Page 242, as Instrument No. 8343187, in the Recorder's Office in Salt Lake County, Utah. Situate in South Jordan City, Salt Lake County, Utah.