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Book - 10098 Pg - 4951-4952
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:
Utah Heritage Foundation
Attn: Executive Director
P.O. Box 28
Salt Lake City, UT 84111

Tax Parcel No: 16-05-126-009-0000
Space above for County Recorder's Use

WARRANTY DEED

LADIES LITERARY CLUB, a Utah non-profit corporation, GRANTOR, hereby conveys and warrants to UTAH HERITAGE FOUNDATION, a Utah non-profit corporation, GRANTEE, for the sum of \$1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a parcel of land in fee with an address of 850 E. South Temple Street, Salt Lake City, Salt Lake County, State of Utah (the "Property"), more particularly described as:

COMMENCING 4 ¾ RODS EAST OF THE NORTHWEST CORNER OF LOT 6, BLOCK 58, PLAT B OF THE SALT LAKE CITY SURVEY; AND RUNNING THENCE EAST 4 ¾ RODS; THENCE SOUTH 10 RODS; THENCE WEST 4 ¾ RODS; THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

Subject to the following conditions:

1. Grantor's Reserved Rights. Grantor reserves the right to (1) use the Property for daytime events of Grantor's choosing up to four (4) times per month, and (2) request use of the Property for evening events, which use shall be reasonably accommodated by the Grantee, subject to Grantee's scheduled use of the Property (the "Grantor Reserved Interest"). Grantor shall provide the Grantee with reasonable advance notice of the proposed daytime and evening events and shall use reasonable efforts to not interfere with Grantee's use of the Property. The Grantor Reserved Interest shall have an initial term of ten (10) years, which may be renewed by written agreement, between the Grantor and Grantee for a term in perpetuity. Grantee agrees that Grantee shall not be charged for Club's use of the Property. The Grantor Reserved Interest shall be binding on all successors and assigns of Grantee and on current and future owners of the Property.
2. Conservation Easement. In the event that Grantee conveys the Property to a third party, Grantee shall simultaneously record a conservation easement on the Property. In the event that Grantee does not record a conservation easement on the Property at the time of conveyance to a third party, the deed to the third party will be null and void and the Property will immediately revert back to the Grantor. Upon Grantee's execution and recordation of a conservation easement prior to conveyance to a third party, Grantor's right of reverter shall automatically terminate.

NCS-539865 AH

In witness whereof, Grantor and Grantee have executed this Warranty Deed to be effective as of 12/31, 2012.

GRANTOR:

LADIES LITERARY CLUB, a Utah non-profit corporation

By: Laraine M. Christensen
Print Name: Laraine Christensen
Title: President

STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 31st day of December 2012, by Laraine Christensen the President of the Ladies Literary Club, a Utah non-profit corporation.

Ashley Rollins
NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires: 3-22-2015



GRANTEE:

UTAH HERITAGE FOUNDATION, a Utah non-profit corporation

By: Kirk Huffaker
Name: KIRK HUFFAKER
Title: EXECUTIVE DIRECTOR

STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 10 day of January 2013 by Kirk Huffaker the Executive Director of Utah Heritage Foundation, a Utah non-profit corporation.

Brett L. Garner
NOTARY PUBLIC
Residing at: Davis

My Commission Expires: 3-26-2011

