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7/2/2015 10:20:00 AM \$16.00
Book - 10339 Pg - 9700-9701
Gary W. Ott
Recorder, Salt Lake County, UT
BONNEVILLE SUPERIOR TITLE
BY: eCASH, DEPUTY - EF 2 P.

College Drive Office Condominium
Owners Association, LLC,
1909 West State Road #250
Pleasant Grove, UT 84062

Order No. 01459-12492

Space above this line for Recorder's use

Tax ID No. 21-12-379-013

Stewart Title Guaranty - Commercial
Svc Attn: Terry Barnett
1980 Post Oak Blvd. #610
Houston, TX 77056
CS# 150033 1109

Warranty Deed

Corporate Form

College Drive Associates, L.L.C., a Utah limited liability company and College Drive Office Building Owners Association, Inc., a Utah non-profit corporation, **GRANTOR'S**, hereby CONVEY(S) AND WARRANT(S) to College Drive Office Condominium Owners Association, LLC, a Utah limited liability company, of 1909 West State Road #250, Pleasant Grove, UT 84062, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

Beginning at a point on the West line of College Drive, a recorded and dedicated street on file in the Salt Lake County Recorder's Office, said point of beginning being North 00°06'54" West 634.448 feet (634.98 feet calculated) along the Quarter Section line and West 1197.730 feet (1197.64 feet calculated) from the South Quarter corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 82°18'00" West 181.31 feet (South 82°16'56" West 182.48 feet measured); thence North 4°59'33" West 181.73 feet (North 4°55'34" West 181.11 feet measured) to and along an easterly line of Germania Gardens Subdivision No. 1 to the Northeast corner of said Germania Gardens Subdivision No. 1; thence South 86°27'37" West 84.57 feet (South 86°31'36" West 84.57 feet measured) along a north line of said subdivision to the Southeast corner of Lot 7 of said subdivision; thence North 4°58'53" West 103.95 feet (North 4°54'54" West 103.95 feet measured) along the east line of said subdivision to the Northeast corner of said Lot 7; thence North 85°07'57" East 24.41 feet (North 85°06'53" East 24.41 feet measured); thence South 46°59'33" East 103.02 feet (South 47°00'37" East 103.02 feet measured); thence North 43°00'27" East 222.86 feet (North 42°59'23" East 223.80 feet measured) to the Westerly line of said College Drive; thence Southeasterly 316.83 feet (316.92 feet measured) along the arc of a 280.00 foot radius curve to the right (center bears South 47°10'06" West (South 47°07'49" West measured) and long chord bears South 10°24'57" East 300.19 feet (South 10°26'41" East 300.27 feet measured), with a central angle of 64°49'54") (measured central angle = 64°51'01") along said Westerly line of College Drive; thence Southerly and Southwesterly 57.26 feet along the arc of a 350.00 foot radius curve to the left (center bears South 68°00'00" East (South 68°01'10" East measured) and long chord bears South 17°18'46" West 57.20 feet (South 17°17'39" West 57.19 feet measured), with a central angle of 09°22'27" along the Westerly line of said College Drive to the point of beginning. (Less units) (Being All of the Common Area of COLLEGE DRIVE OFFICE BUILDING AMENDMENT NO. 3, a Utah Condominium Project).

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS the hand of said Grantor this 30 day of June, 2015

College Drive Associates, LLC, a Utah limited liability company

College Drive Office Building Owners Association, Inc., a Utah non-profit corporation

By: [Signature]
Name: STEVE DAVIS
Its: MANAGER

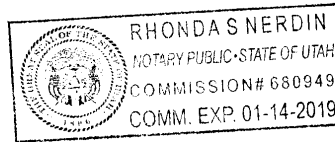
By: [Signature]
Name: STEVE DAVIS
Its: Manager

State of Utah }
County of Utah }ss.

On the 8th day of June, 2015, personally appeared before me Steve Davies who being by me duly sworn, did say, that he is a Member of College Drive Associates, L.L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Limited Liability Company and said Steve Davies, duly acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal.

Rhonda S. Nerdin
Notary Public



State of Utah }
County of Utah }ss.

On the 8th day of June, 2015 personally appeared before me, Steve Davies, who being by me duly sworn, did say, that such person(s) is/are the _____ of College Drive Office Building Owners Association, Inc., a Utah non-profit corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its By-Laws or by a resolution of its board of directors and that said Steve Davies acknowledged to me that the said corporation executed the same.

Witness my hand and official seal.

Rhonda S. Nerdin
Notary Public

