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06 OCTOBER 89 02:36 PM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
ANDERSON INVESTMENT CORP  
REC BY: REBECCA GRAY , DEPUTY

SPECIAL WARRANTY DEED

DEE'S, INC., a corporation organized and existing under the laws of the State of Utah, with its principal office at 777 East 2100 South, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to ANDERSON INVESTMENT CORPORATION, a Utah corporation, Grantee, of 777 East 2100 South, Salt Lake City, Utah 84106, for the sum of TEN DOLLARS and other good and valuable considerations, the following described tracts of land in Salt Lake County, State of Utah:

PARCEL NO. 1:

BEGINNING at the Southwest corner of Lot 4, Block 54, Plat "A", Salt Lake City Survey and running thence East 57 feet; thence North 56 feet 9 inches; thence West 20 inches; thence North 50 feet 7 inches; thence West 55 feet 4 inches; thence South 107 feet 4 inches to the place of BEGINNING.

PARCEL NO. 2:

BEGINNING at the Southeast corner of Lot 4, Block 54, Plat "A", Salt Lake City Survey, and running thence West 108 feet; thence North 56.75 feet; thence West 1.67 feet; thence North 50.7 feet; thence East 109.67 feet; thence South 107.45 feet to the point of BEGINNING.

PARCEL NO. 3:

BEGINNING 107 feet 4 inches North from the Southwest corner of Lot 4, Block 54, Plat "A", Salt Lake City Survey, and running thence North 10 feet; thence East 165 feet; thence South 10 feet; thence West 165 feet to the place of BEGINNING.

SUBJECT TO a right of way over the whole thereof.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

20061005 REC 2579

IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 2nd day of October, 1989.

DEE'S, INC.

Attest:

Maun Hirschi  
Maun Hirschi, Secretary

By Michael W. Olsen  
Michael W. Olsen  
Vice President

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

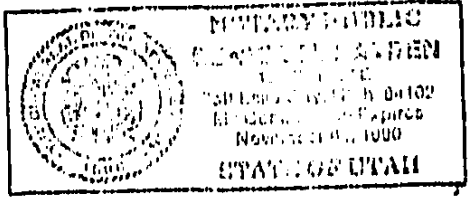
The foregoing instrument was acknowledged before me this 2nd day of October, 1989, by MICHAEL W. OLSEN as Vice President and MAUN HIRSCHI as Secretary respectively of Dee's, Inc.

Ernie B. Hayden  
Notary Public

My commission expires:  
\_\_\_\_\_

Residing at:  
\_\_\_\_\_

DEES\DEES96.SWD



30-6185 (rev. 2-5-89)

WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:

Anderson Investment Corporation  
5455 West 11000 North, Suite 202  
Highland, Utah 84003

12126161  
9/3/2015 11:21:00 AM \$14.00  
Book - 10358 Pg - 9000-9002  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BACKMAN TITLE SERVICES  
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel Number: \_\_\_\_\_

(Space Above For Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is acknowledged Mercury Investments Limited Partnership, a Utah limited partnership sometimes referred to as Mercury Investments, L.P., and Terratron, Inc., a Utah corporation (collectively referred to herein as "**Grantors**"), hereby convey and warrant to Anderson Investment Corporation, a Utah corporation, whose address is 5455 West 11000 North, Suite 202, Highland, Utah 84003 ("**Grantee**"), against all claiming by, through, or under Grantors, but not otherwise, that certain real property (the "**Property**") located in Salt Lake City, County of Salt Lake, State of Utah described on **Exhibit A** attached hereto and by this reference incorporated herein.

The conveyance by Grantors to Grantee of the Property is subject to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property and any matters that would be disclosed by an inspection or survey of the Property.

**GRANTORS:**

**TERRATRON, INC.,**  
a Utah corporation

By:   
Name: David W. Peters  
Title: President

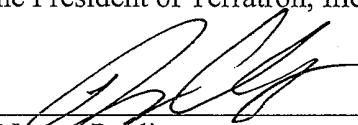
**MERCURY INVESTMENTS LIMITED  
PARTNERSHIP, a Utah limited partnership**

By: **MERCURY MANAGEMENT, L.C.,**  
a Utah limited liability company  
Title: General Partner

By:   
Name: David W. Peters  
Title: Operating Manager

STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )  
§

The foregoing instrument was acknowledged before me this 1 day of SEPTEMBER, 2015 by David W. Peters, in his capacity as the President of Terratron, Inc., a Utah corporation.

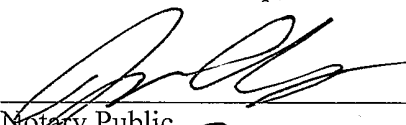
  
Notary Public  
Residing at: Bloomington, MN

My Commission Expires:

1/31/2020

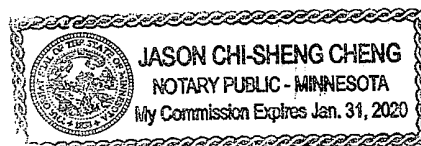
STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )  
§

The foregoing instrument was acknowledged before me this 1 day of SEPTEMBER, 2015 by David W. Peters, in his capacity as the Operating Manager of Mercury Management, L.C., a Utah limited liability company, which executed the foregoing instrument in its capacity as the General Partner of Mercury Investments Limited Partnership, a Utah limited partnership.

  
Notary Public  
Residing at: Bloomington MN

My Commission Expires:

1/31/2020



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

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That certain parcel of real property located in Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

Beginning North 89 deg. 58'27" East 4.39 feet from the Southwest corner of Lot 3, Block 54, Plat "A", Salt Lake City Survey, running thence East 45.11 feet; thence North 129.3 feet; thence West 3.93 feet; thence South 73 deg. 54'01" West 17.31 feet; thence West 11.95 feet; thence North 14.11 feet; thence West 16.99 feet; thence South 130.61 feet; thence North 89 deg. 58'27" East 4.39 feet; thence South 8 feet to the point of beginning.

Parcel No.: 16-06-326-019

WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:

Anderson Investment Corporation  
5455 West 11000 North, Suite 202  
Highland, Utah 84003

12126162  
9/3/2015 11:21:00 AM \$20.00  
Book - 10358 Pg - 9003-9006  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BACKMAN TITLE SERVICES  
BY: eCASH, DEPUTY - EF 4 P.

Tax Parcel Number: \_\_\_\_\_

(Space Above For Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is acknowledged Mercury Investments Limited Partnership, a Utah limited partnership sometimes referred to as Mercury Investments, L.P., and Terratron, Inc., a Utah corporation (collectively referred to herein as "**Grantors**"), hereby convey and warrant to Anderson Investment Corporation, a Utah corporation, whose address is 5455 West 11000 North, Suite 202, Highland, Utah 84003 ("**Grantee**"), against all claiming by, through, or under Grantors, but not otherwise, all building, fixtures and improvements (the "**Buildings and Improvements**") located on that certain real property (the "**Property**") located in Salt Lake City, County of Salt Lake, State of Utah described on **Exhibit A** attached hereto and by this reference incorporated herein.

The conveyance by Grantors to Grantee of the Buildings and Improvements is subject to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Buildings and Improvements and any matters that would be disclosed by an inspection or survey of the Buildings and Improvements.

**GRANTORS:**

**TERRATRON, INC.,**  
a Utah corporation

By: \_\_\_\_\_  
Name: David W. Peters  
Title: President

**MERCURY INVESTMENTS LIMITED  
PARTNERSHIP, a Utah limited partnership**

By: **MERCURY MANAGEMENT, L.C.,**  
a Utah limited liability company  
Title: General Partner

By: [Signature]  
Name: David W. Peters  
Title: Operating Manager

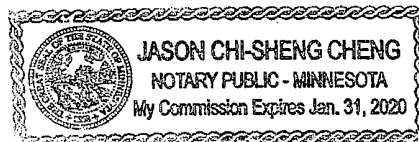
STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )<sup>§</sup>

The foregoing instrument was acknowledged before me this 1 day of SEPTEMBER, 2015 by David W. Peters, in his capacity as the President of Terratron, Inc., a Utah corporation.

[Signature]  
Notary Public  
Residing at: BLOOMINGTON, MN

My Commission Expires:

1/31/2020



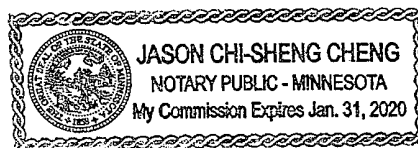
STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )<sup>§</sup>

The foregoing instrument was acknowledged before me this 1 day of SEPTEMBER, 2015 by David W. Peters, in his capacity as the Operating Manager of Mercury Management, L.C., a Utah limited liability company, which executed the foregoing instrument in its capacity as the General Partner of Mercury Investments Limited Partnership, a Utah limited partnership.

[Signature]  
Notary Public  
Residing at: BLOOMINGTON, MN

My Commission Expires:

1/31/2020



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

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Those certain parcels of real property located in Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

PARCEL 1: Beginning at the Southwest corner of Lot 4, Block 54, Plat "A", Salt Lake City Survey, and running thence East 57 feet; thence North 56 feet 9 inches; thence West 20 inches; thence North 50 feet 7 inches; thence West 55 feet 4 inches; thence South 107 feet 4 inches to the place of beginning.

Parcel No.: 16-06-326-012

Less that portion conveyed to the Utah Transit Authority in that certain Special Warranty Deed recorded June 21, 2002 as Entry No. 8271703 in Book 8611, Page 6998, described as follows:

Beginning at the Southwest corner of Lot 4, Block 54, Plat "A", Salt Lake City Survey and running thence North 0 deg. 01'32" West along the West line of said Lot 2.26 feet; thence Southeasterly along the arc of an 18.00 foot radius curve to the left through a central angle of 21 deg. 55'58" 6.78 feet with a chord bearing South 79 deg. 14'19" East 6.74 feet; thence South 0 deg. 01'33" East 1.00 foot to the South line of said Lot 4; thence South 89 deg. 58'27" West 6.62 feet along said South line to the point of beginning.

Basis of bearing is the Salt Lake City Monuments on 400 South Street at 200 East Street and 300 East Street.

PARCEL 2: Beginning at the Southeast corner of Lot 4, Block 54, Plat "A", Salt Lake City Survey, and running thence West 108 feet; thence North 56.75 feet; thence West 1.67 feet; thence North 50.7 feet; thence East 109.67 feet; thence South 107.45 feet to the point of beginning.

Parcel No.: 16-06-326-013

Less that portion conveyed to the Utah Transit Authority in that certain Special Warranty Deed recorded June 21, 2002 as Entry No. 8271703 in Book 8611, Page 6998, described as follows:

Beginning at a point on the South line of Lot 4, Block 54, Plat "A", Salt Lake City Survey, said point being Easterly 160.28 feet from



the Southwest corner of said Lot 4 and running thence North 8.00 feet; thence North 89 deg. 58'27" East 5.61 feet to the East line of said Lot 4; thence South 8.00 feet to the Southeast corner of said Lot 4; thence South 89 deg. 58'27" West 5.61 feet along said South line of said Lot 4 to the point of beginning.

Basis of bearing is the Salt Lake City Monuments on 400 South Street at 200 East Street and 300 East Street.

PARCEL 3: Beginning 107 feet 4 inches North from the Southwest corner of Lot 4, Block 54, Plat "A", Salt Lake City Survey, and running thence North 10 feet; thence East 165 feet; thence South 10 feet; thence West 165 feet to the place of beginning.

Parcel No.: 16-06-326-017