

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
Florence J. Gillmor Foundation
201 South Main Street, Suite 1800
Salt Lake City, Utah 84111
Attention: David Bird

12168987
11/12/2015 10:50:00 AM \$18.00
Book - 10378 Pg - 5647-5650
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

James B. Lee, in his capacity as the Personal Representative of the Estate of Florence J. Gillmor ("Grantor"), hereby conveys and warrants to Florence J. Gillmor Foundation, a Utah nonprofit corporation, whose address is 201 South Main Street, Suite 1800, Salt Lake City, Utah 84111, ("Grantee"), against all claiming by, through, or under Grantor, but not otherwise, that certain real property ("Property") located in the County of Salt Lake, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, together with all improvements thereon,

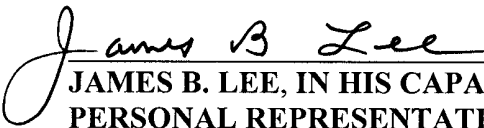
SUBJECT TO all easements, covenants, restrictions, rights-of-way, reservations and all other matters affecting the title to the Property appearing of record or discoverable by an inspection of the Property and also subject to real property taxes and assessments for the year 2015 and thereafter.

This conveyance is made by Grantor to Grantee without the payment of any consideration by Grantee, because Grantee is the beneficiary designated by will to receive the residue of the Estate of Florence J. Gillmor.

The Property is conveyed in its "AS IS" condition.

Dated this 26th day of October, 2015.

GRANTOR:



**JAMES B. LEE, IN HIS CAPACITY AS THE
PERSONAL REPRESENTATIVE OF THE
ESTATE OF FLORENCE J. GILLMOR**

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

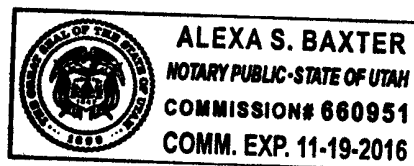
The foregoing instrument was acknowledged before me this 26 day of October, 2015, by JAMES B. LEE, IN HIS CAPACITY AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF FLORENCE J. GILLMOR.

[Handwritten Signature]

NOTARY PUBLIC

Residing at: Salt Lake County, UT

My Commission Expires:



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

The Property consists of that certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

Beginning at the Northwest corner of Lot 5, Block 29, Plat "B", Salt Lake City Survey (as the said Northwest corner was established by the City Engineer of Salt Lake City under Order No. 5524 by Survey April 4, 1910 and the said Northwest corner of said Lot and Block as so established is 3.5 feet South of the fence line of the North line of said block) and running thence South 0°00'52" East along the Westerly line of said Lot 5 same also being the Easterly line of existing 900 East Street a distance of 165.00 feet; thence North 89°57'44" East a distance of 206.38 feet; thence North 0°00'52" West a distance of 165.00 feet to a point in the Northerly line of said Lot 6 said point being distant North 89°57'44" East 41.25 feet from the Northeast corner of said Lot 5; thence South 89°57'44" West along the Northerly line of said Lots 5 and 6, said Northerly line also being the Southerly line of existing 400 South Street a distance of 206.38 feet to the place of beginning.

Tax Parcel Numbers: 16-05-332-001-0000
16-05-332-002-0000
16-05-332-009-0000
16-05-332-026-0000

Less and excepting therefrom the following parcel of real property as described in that certain Quitclaim Deed dated March 21, 2001 by and between Florence J. Gillmor, as Grantor, and Utah Transit Authority, as Grantee, which Quitclaim Deed was recorded in the Office of the Recorder of Salt Lake County, Utah on March 21, 2001 as Entry Number 7849632 in Book 8436 beginning at Page 6596:

Beginning at a point on the North Line of Lot 6, Block 29, Plat "B" Salt Lake City Survey, said point being 41.25 feet North 89°57'25" East from the Northwest corner of said Lot 6, said point also being the Northeast corner of the Florence J. Gillmor Property as recorded in the Warranty Deed on Page 55 Book 3610 of the Salt County Recorder's Official Records; thence South 00°00'54" East 165.00 feet along the Easterly line of said Gillmor Property to the Southeast corner of said Gillmor Property; thence South 89°59'20" West 6.00 feet along the Southerly line of said Gillmor Property; thence North 00°00'54" West 165.00 feet to a point on

the North line of said Lot 6; thence North $89^{\circ}57'25''$ East 6.00 feet along the North line of said Lot 6 to the Point of Beginning. Contains an area of 990.00 square feet or 0.02273 acres, more or less.

Basis of Bearing is the North line of Lot 6 as stated herein.

TOGETHER WITH a perpetual Right of Way over the following described land:

Beginning at a point in the North line of said Lot 6, Block 29, Plat "B", said point being North $89^{\circ}57'44''$ East a distance of 41.25 feet from the Northwest corner of said Lot 6, Block 29, Plat "B", Salt Lake City Survey; thence North $89^{\circ}57'44''$ East a distance of 4.00 feet; thence South $0^{\circ}00'52''$ East a distance of 165.00 feet; thence South $89^{\circ}57'44''$ West a distance of 4.00 feet; thence North $0^{\circ}00'52''$ West a distance of 165.00 feet to the point of beginning.