

Mail Tax notice to:
Draper Office Building LLC
5770 South 250 East #135
Salt Lake City, Utah 84107
Tax Id No: 27-24-426-024

12188085
12/14/2015 3:38:00 PM \$18.00
Book - 10387 Pg - 4866-4869
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 4 P.

SPECIAL WARRANTY DEED

115 South Associates, LLC, a Utah limited liability company, with a mailing address of 11506 S. State St., Draper, UT 84020 ("Grantor"), hereby conveys and warrants against all who claim by, through, or under the Grantor to Draper Office Building LLC, a Utah limited liability company ("Grantee"), for the sum of ten dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the tract of land in Salt Lake County, Utah described on Exhibit A, attached hereto, subject to real estate taxes, not yet due and payable and any matters of record.

Dated: December 11, 2015

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of the date set forth above.

GRANTOR:

115 SOUTH ASSOCIATES, LLC

By: *Gary Kehl*
Gary Kehl

STATE OF UTAH)
) ss
COUNTY OF Salt Lake)

On December 11, 2015, personally appeared before me Gary Kehl, who, being by me duly sworn says that he is the manager of 115 South Associates, LLC, a Utah limited liability company, and that the foregoing instrument as signed in behalf of said company and said Gary Kehl acknowledged to me that said company executed the same.

WITNESS my hand and official stamp as of the date described above

[Signature]
Notary Public
My Commission Expires: 12/7/16



EXHIBIT A

Legal Description

Beginning at a point which is 374.63 feet South 0°10'30" West along the section line from the East quarter corner of Section 24 Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°10'30" West 188.44 feet; thence West 746.30 feet to the Easterly right of way line of the I-15 Freeway; thence North 10°15'20" West 153.29 feet along said right of way line thence North 6°43'00" West 47.92 feet along said right of way line; thence South 89°16'00" East 779.84 feet to the point of beginning.

Less and excepting therefrom that portion of subject property as conveyed by Quit Claim Deed to Utah Department of Transportation recorded May 7, 2001 as Entry No. 7889360 in Book 8454 at Page 3311, being described as follows:

All of the rights, title and interest in parcel of land in fee for the purpose of widening State Street, as part of the construction of a freeway known as Project No. 15-7, being part of an entire tract of property situate in the Southeast 1/4 of Section 24, 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 entire tract, which point is 114.187 meters (374.63 feet) South 0°10'30" West along the Section Line from the East Quarter Corner of said Section 24; and running thence South 0°10'30" West 57.437 meters (188.44 feet) along the Easterly boundary line to the Southeast corner of said entire tract; thence West 17.486 meters (57.37 feet) along the Southerly boundary line of said entire tract to a point 16.400 meters (53.81 feet) perpendicularly distant Westerly from the centerline of said State Street opposite Engineer Station 5+127.508; thence North 1°11'19" East 57.665 meters (189.19 feet) to the Northerly boundary line of said entire tract; thence South 89°15'00" East 16.467 meters (54.03 feet) along said 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.

Also Less and excepting therefrom that portion of subject property as conveyed by Quit Claim Deed to Utah Department of Transportation recorded May 7, 2001 as Entry No. 7889361 in Book 8454 at Page 3314, being described as follows:

All of the rights, title and interest in parcel of land in fee for the purpose of construction thereon a freeway known as Project No. 15-7, being part of an entire tract of property situate in the Southeast 1/4 of Section 24, 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 Northwest corner of said entire tract, which point is 114.87 meters (374.63 feet) South 0°10'30" West along the Section Line and 237.695 meters (779.84 feet) North 89°15' West from the East Quarter Corner of said Section 24; and running thence South 89°15' East 53.791 meters (176.48 feet) along the Northerly boundary line

of said entire tract to a point 93.311 meters (306.14 feet) perpendicularly distant Easterly from the centerline of said project, opposite Engineer Station 31+843.523; thence South $6^{\circ}24'52''$ East 60.154 meters (197.36 feet) to the Southerly boundary line of said entire tract; thence West 50.478 meters (165.61 feet) along said boundary line to the Southeast corner of said entire tract, which point is in the existing Easterly highway right of way and no access line of Interstate 15; thence along said existing highway right of way and no-access line the following two (2) courses and distances: (1) thence North $10^{\circ}15'20''$ West 46.723 meters (153.29 feet); (2) thence North $6^{\circ}43'$ West 14.606 meters (47.92 feet) 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.