

WHEN RECORDED MAIL TO:
Commonwealth Partners, LLC
193 West 2100 South
Salt Lake City, UT 84109

Pioneer File No. 112800

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1/22/2016 12:56:00 PM \$34.00
Book - 10397 Pg - 5417-5420
Gary W. Ott
Recorder, Salt Lake County, UT
PIONEER TITLE INS AGCY
BY: eCASH, DEPUTY - EF 4 P.

SPECIAL WARRANTY DEED

Archer & Beck, L.L.C. who also acquired title as Archer & Beck LLC and Archer Beck, LLC, GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEYS and WARRANTS as to the ACTS OF THE GRANTOR ONLY to

Commonwealth Partners, LLC,

as GRANTEES, an **undivided 2/3 interest** in and to the following described real property situated in Salt Lake County, State of Utah, to-wit:

Parcel 1

Beginning at a point on the South line of 2100 South Street 1.25 rods East and South 0°02'00" East 7.52 feet from the Northwest corner of Lot 10, Block 39, Ten Acre Plat A, Big Field Survey; and running thence North 89°56'11" East 99.64 feet, more or less, along said South line to the East line of the property conveyed to Josephine Thompson by Deed recorded November 8, 1934, as Entry No. 748204, Book 142, at Page 141 of Official records; thence South 0°00'28" West 566.68 feet; thence South 89°56'11" West 99.23 feet; thence North 0°02'00" West 566.68 feet to the Point of Beginning.

Excepting therefrom that portion of the above property described in that certain Warranty Deed recorded November 8, 1934, as Entry No. 748204, in Book 142, at Page 141, of Official Records, as that portion as is now occupied by right of way of main line of San Pedro, Los Angeles and Salt Lake Railroad, being a strip 1.75 rods in width, off the West of said Lot 10, aforesaid.

Also Excepting any portion lying with the legal bounds of 2100 South Street.

Parcel 2

The South 104.00 feet of Lots 27 and 28, Block 1, Roseland Addition, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

Excepting any portion lying with the legal bounds of 2100 South Street.

Parcel 3

Lots 29, 30, and 31, Block 1, Roseland Addition, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

Parcel 4

Lots 25, 26 and 27, Block 2, Roseland Addition, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

Together with 1/2 the vacated alley abutting on the South.

Parcel 5

Lots 28, 29, 30, and 31, Block 2, Roseland Addition, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

Together with 1/2 the vacated alley abutting on the East 84.00 feet on the North.

Parcel 6

Beginning at a point in the Northerly right of way line of Commonwealth Avenue, which point is 20.00 feet South 89°50'28" West along the lot line from the Southeast corner of Lot 31, Block 1, Roseland Addition, a subdivision of part of Lot 10, Block 39, Ten Acre Plat "A", Big Field Survey, according to the official plat thereof, on file in the office of the Salt Lake County Recorder (Note: said point of beginning is 9.66 feet North 89°58'51" West along the monument line in 2100 South Street to the centerline of West Temple Street, 271.72 feet South 0°00'28" West along said centerline and 595.13 feet South 89°50'28" West along the Northerly right of way line and extension thereof of said Commonwealth Avenue from a Salt Lake City monument at the intersection said West Temple Street and said 2100 South Street); and running thence South 0°00'28" West 66.00 feet to the Southerly right of way line of said Commonwealth Avenue; thence South 89°50'28" West 80.00 feet along said Southerly right of way line to the Westerly boundary line of said Roseland Addition; thence North 0°00'28" East 66.00 feet along said Westerly boundary line to said Northerly right of way line of Commonwealth Avenue; thence North 89°50'28" East 80.00 feet along said Northerly right of way to the Point of Beginning.

Parcel 7

Beginning at the Southwest corner of Lot 28, Block 2, Roseland Addition, a subdivision of part of Lot 10, Block 39, Ten Acre Plat "A", Big Field Survey, according to the official plat thereof, on file in the office of the Salt Lake County Recorder (Note: said Point of Beginning is 9.66 feet North 89°58'51" West along the monument line in 2100 South Street to the centerline of West Temple Street, 573.92 feet South 0°00'28" West along said centerline and 642.13 feet South 89°50'28" West along the Northerly right of way line and extension thereof of said Utopia Avenue from a Salt Lake City monument at the intersection of said West Temple Street and said 2100 South Street); and running thence North 89°50'28" East 68.00 feet along said Northerly right of way line; thence South 0°00'28" West 33.00 feet to the Southerly right of way line of said Utopia Avenue; thence South 89°50'28" West 68.00 feet to the Westerly boundary line of said Roseland Addition; thence North 0°00'28" East 33.00 feet along said Westerly boundary line to the Point of Beginning.

Parcel 8

Beginning at the Southwest corner of Lot 29, Block 1, Roseland Addition, a subdivision of part of Lot 10, Block 39, Ten Acre Plat "A", Big Field Survey, according to the official plat thereof, on file in the office of the Salt Lake County Recorder (Note: said Point of Beginning is 9.66 feet North 89°58'51" West along the monument line in 2100 South Street to the centerline of West Temple Street, 271.72 feet South 0°00'28" West along said centerline and 659.13 feet South 89°50'28" West along the Northerly right of way line and extension thereof of Commonwealth Avenue

from a Salt Lake City monument at the intersection of said West Temple Street and said 2100 South Street); and running thence South 89°50'28" West 16.00 feet to the Westerly boundary line of said Roseland Addition; thence North 0°00'28" East 127.00 feet along said Westerly boundary line to the Southwest corner of Lot 28, Block 1 of said Roseland Addition; thence North 89°50'28" East 50.00 feet along the lot line to the Southeast corner of Lot 27, Block 1 of said Roseland Addition; thence South 0°00'28" West 16.00 feet to the Northeast corner of Lot 29, Block 1 of said Roseland Addition; thence South 89°50'28" West 34.00 feet to the Northwest corner of said Lot 29; thence South 0°00'28" West 111.00 feet to the Point of Beginning.

Parcel 9

A 16.00 foot wide strip of land, said strip being a portion of an alleyway located within Block 2, Roseland Addition, a subdivision of part of Lot 10, Block 39, Ten Acre Plat "A", Big Field Survey, Said strip of land being more particularly described as follows:

Beginning at a point on the Southerly right of way line of Commonwealth Avenue, said point also being the Northwest Corner of Lot 27, Block 2, Roseland Addition, a subdivision of part of Lot 10, Block 39, Ten Acre Plat "A", Big Field Survey, according to the official plat thereof, on file in the office of the Salt Lake County Recorder (Note: said Point of Beginning is 9.66 feet North 89°58'51" West along the monument line in 2100 South Street to the centerline of West Temple Street, 337.72 feet South 0°00'28" West along said centerline and 659.13 feet South 89°50'28" West along the Southerly right of way line and extension thereof of said Commonwealth Avenue from a Salt Lake City monument at the intersection of said West Temple Street and said 2100 South Street); and running thence South 0°00'28" West 126.10 feet along the West line of said Lot 27, Block 2, Roseland Addition Subdivision, and the extension thereof to the North line of Lot 28, of said Block 2, thence South 89°50'28" West 16.00 feet along said North lot line to the Westerly boundary line of said Roseland Addition Subdivision; thence North 0°00'28" East 126.10 feet along said Westerly boundary line to the Southerly right of way line of Commonwealth Avenue; thence North 89°50'28" East 16.00 feet along said Southerly right of way to the Point of Beginning.

Tax Parcel No. 15-24-227-001

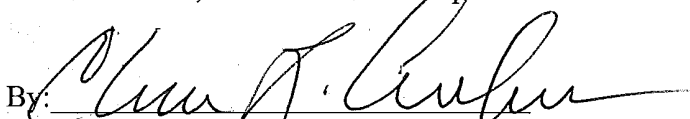
Subject to current general property taxes.

Subject to easements, conditions, covenants and restrictions of record.

Dated this 21st day of January, 2016 .

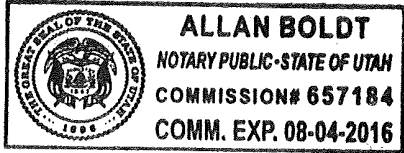
Archer & Beck, L.L.C. who also acquired title as Archer & Beck LLC and Archer Beck, LLC

By:


Charles L. Archer, Manager

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

The foregoing instrument was acknowledged before me this 4 day of January, 2016, by Charles L. Archer the Manager of Archer & Beck, L.L.C. who also acquired title as Archer & Beck LLC and Archer Beck, LLC, who duly acknowledged to me that said instrument was executed by authority.



Allan Boldt

NOTARY PUBLIC