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3/3/2016 10:02:00 AM \$13.00  
Book - 10408 Pg - 422-423  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
AFTER RECORDING RETURN TO:  
TURN Community Services,  
423 West 800 South, Suite A200  
Salt Lake, UT 84101

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

Escrow No: **NCS-769360-SLC1 (ami)**  
A.P.N.: **15-12-176-013-0000**

**Scrap, LLC, a Utah limited liability company**, Grantor, of **Salt Lake City**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**TURN Community Services, Inc., a nonprofit corporation**, Grantee, of **Salt Lake**, County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

### **PARCEL 1:**

**UNIT NO. 2, CONTAINED WITHIN THE PLAT OF ARTSPACE COMMONS, A UTAH MIXED USE CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON FEBRUARY 22, 2016 IN SALT LAKE COUNTY, AS ENTRY NO. 12225801 IN BOOK 2016P, AT PAGE 46 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED FEBRUARY 22, 2016 IN SALT LAKE COUNTY, AS ENTRY NO. 12225802 IN BOOK 10404 AT PAGE 4777 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)**

**TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.**

### **PARCEL 1A:**

**A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC, PARKING AND UTILITIES, AS CONVEYED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED DECEMBER 4, 2008 AS ENTRY NO. 10573592 IN BOOK 9663 AT PAGE 883, OVER THE NORTHERNMOST 38.5 FEET OF THE FOLLOWING DESCRIBED PROPERTY:**

**BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 8, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 64.08 FEET; THENCE SOUTHWESTERLY ALONG CURVE TO THE RIGHT 200.68 FEET; THENCE SOUTH 11 FEET; THENCE WEST 173.45 FEET; THENCE NORTH 178 FEET; THENCE EAST 338.45 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this 3-3-16.

Scrap, LLC, a Utah limited liability company

By: Artspace  
its manager

By: [Signature]  
Name: Jessica Norie  
Title: President

STATE OF Utah )  
County of Salt Lake )ss.

On 3-3-16, before me, the undersigned Notary Public, personally appeared **Jessica Norie the President of Artspace the Manager of Scrap, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Notary Public

My Commission Expires:

