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7/3/2018 1:50:00 PM \$43.00
Book - 10690 Pg - 5975-5985
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 11 P.

Mail Recorded Deed and Tax Notice To:
Interim Capital, LLC
9582 South Willow Trail Way
South Jordan, UT 84095



File No.: 101152-WHP

SPECIAL WARRANTY DEED

Miller Family Real Estate, L.L.C., a Utah limited liability company,

GRANTOR of Sandy, State of Utah, hereby Conveys and Warrants only as against all claiming by, through or under it to

Interim Capital, LLC, a Utah limited liability company,

GRANTEE of Sandy, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Salt Lake County,**
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 27-01-251-033, 27-01-251-016, 27-01-251-036, 27-01-251-037, 27-01-251-026,
27-01-251-027 and 27-01-251-021 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Also, subject to permitted exceptions shown in EXHIBIT "B" attached hereto.

Dated this 2nd day of July, 2018.

Miller Family Real Estate, L.L.C.

BY: 
Brad Holmes, President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 2 day of July, 2018, personally appeared before me Brad Holmes, who acknowledged himself to be the President of Miller Family Real Estate, L.L.C., a limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

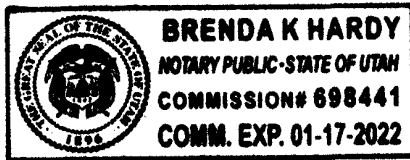


EXHIBIT A

PARCEL 1:

A tract of land situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 24.40 feet East along the quarter section line and 690.61 feet (210.638 meters (691.07 feet) by record) North 00°10'04" West and 299.60 feet (91.130 meters (298.98 feet) by record) East from the Southwest corner of the Northeast quarter of said Section 1 (Note: said Southwest corner of the Northeast quarter bears 2645.68 feet South 00°02'53" West along the quarter section line from the North quarter corner of said Section 1) and running thence South 00°15'12" West (South 00°13'06" West by record) 61.33 feet along the Easterly right of way line of the existing 240 West Street; thence North 25°55'09" West (North 26°04'44" West by record) 111.69 feet; thence North 26°08'32" East 24.98 feet to the beginning of a 523.11-foot radius non-tangent curve to the left (Note: center bears North 27°59'38" East) and an extension of the Southerly right of way line of the existing 8930 South Street; thence Easterly along the arc of said curve 256.47 feet through a delta of 28°05'26" (Note: chord to said curve bears South 76°03'04" East for a distance of 253.91 feet) along said existing Southerly right of way line and said extension; thence South 89°54'13" West 208.33 feet (South 89°53'00" West 63.505 meters (208.35 feet) by record) 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.

PARCEL 2:

A tract of land situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 729.96 feet North along the quarter section line and 272.28 feet East from the center quarter corner of said Section 1 (Note: said center quarter corner bears 2,645.68 feet South along the quarter section line from the North quarter corner of said Section 1), said point is 112.87 feet perpendicularly distant Northeasterly from the control line of said project opposite Engineer Station 209+11.06 and running thence South 25°58'02" East (South 26°04'44" East by record) 111.69 feet to a point in the Easterly right of way line of the existing 240 West Street; thence continuing along said bearing and along said Easterly right of way line 176.20 feet to the beginning of a 766.20-foot radius curve to the right; thence Southeasterly along said right of way line and the arc of said curve 113.01 feet through a delta of 08°27'02" (Note: chord to said curve bears South 21°44'31" East for a distance of 112.90 feet); thence South 89°51'58" West 41.72 feet to the Easterly right of way and no-access line of I-15; thence along said right of way and no-access line the following three (3) courses: (1) North 27°08'52" West 15.13 feet; (2) thence North 26°30'18" West 223.60 feet; (3) thence North 29°56'19" West 118.59 feet; thence North 62°51'46" East 31.14 feet to the beginning of a 30.00-foot radius non-tangent curve to the right (Note: center bears North 86°42'50" East); thence Northerly along the arc of said curve 15.38 feet through a delta of 29°22'49" (Note: chord to said curve bears North 11°24'14" East for a distance of 15.22 feet) North 26°05'39" East 20.44 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.

PARCEL 3:

Lot 4, ARK SUBDIVISION, according to the official plat thereof, recorded January 25, 1977 as Entry No. 2902042 in Book 77-1 of Plats at Page 20, records of Salt Lake County, Utah.

SUBJECT TO AND TOGETHER WITH a non-exclusive 25.00 foot wide right of way limited to use in connection with adjoining property to which it is appurtenant and the center line of which is described as follows:

Beginning on the North line of 9000 South Street, said point being South 89°53' West along the center line of 9000 South Street 1866.81 feet and North 00°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also North 162.60 feet and East 869.86 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°07' West 214.50 feet; thence South 89°53' West 444 feet, more or less, to the Easterly line of 240 West Street. The location of the right of way may be changed upon mutual agreement among owners of the adjoining property to which it is appurtenant.

PARCEL 4:

A tract of land in fee, being all of an entire tract of property, situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, the boundaries of said tract of land are described as follows:

Beginning at the Southeast corner of said entire tract at a point which is 2119.79 feet South 89°53'00" West, 75.00 feet North 00°07'00" West, 44.71 feet North 89°53'00" East, 108.27 feet South 75°05'09" East, and 3.16 feet South 50°38'30" East from an existing monument in the intersection of 9000 South and State Streets, said point of beginning also being about 196.29 feet North and 473.22 feet East and from the center of said Section 1 and running thence North 50°38'30" West 46.05 feet along the Easterly right of way line and no-access line of I-15 to Right of Way Monument No. 1129; thence North 27°07'12" West 157.84 feet along said Easterly right of way and no-access line; thence North 89°53'00" East 74.56 feet to the existing Easterly right of way of a frontage road (240 East Street); thence Southerly 173.38 feet along the arc of a 766.20 foot radius curve to the right (Note: Chord to said curve bears South 10°59'39" East for a distance of 173.01 feet) and along said existing Easterly right of way line to the point of beginning.

PARCEL 5:

A tract of land in fee, being all of an entire tract of property, situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, the boundaries of said tract of land are described as follows:

Beginning at the Southeast corner of said entire tract at a point which is 2119.79 feet (646.112 meters record) South 89°53'00" West and 75.00 feet (22.860 meters record) North 00°07'00" West from an existing monument in the intersection of 9000 South and State Streets, said point of beginning also being 166.50 feet (50.750 meters record) North and 624.99 feet (190.469 meters record) East from the center of said Section 1 and running thence North 00°07'00" West 200.00 feet (60.960 meters record) along the Easterly boundary line of said entire tract to the Northeast corner of said entire tract; thence South 89°53'00" West 184.37 feet (56.195 meters record), more or less, along the Northerly boundary line of said entire tract to the existing Easterly right of way line of a frontage road (240 West Street); thence Southerly 173.38 feet along the arc of a 766.20 foot (233.538 meter record) radius curve to the right (Note: Chord to said curve bears South 10°59'39" East for a distance of 173.01 feet) and along said existing Easterly right of way line to the Northerly right of way and no access line of 9000 South Street; thence South 50°38'30" East 3.16 feet along said Northerly line to Right of Way Monument No. 1128; thence South 75°05'09" East 108.27 feet along said Northerly line; thence North 89°53'00" East 44.71 feet along said Northerly line to the point of beginning.

PARCEL 6:

The West 100 feet of Lot 1, ARK SUBDIVISION, according to the official plat thereof, recorded January

25, 1977 as Entry No. 2902042 in Book 77-1 of Plats at Page 20, records of Salt Lake County, Utah.

TOGETHER WITH a non-exclusive 25.0 foot wide right of way limited use easement in connection with adjoining property to which it is appurtenant and the center line of which is described as follows:

Beginning on the North line of 9000 South Street, said point being South 89°53' West along the center line of 9000 South Street 1866.81 feet and North 00°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also North 162.60 feet and East 869.86 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°07' West 214.50 feet; thence South 89°53' West 444 feet, more or less, to the Easterly line of 240 West Street, the location of the right of way may be changed upon mutual agreement among the owners of adjoining property to which it is appurtenant.

PARCEL 7:

The East 10 feet of Lot 1 and all of Lot 2, ARK SUBDIVISION, according to the official plat thereof, filed on January 25, 1977 as Entry No. 2902042 in Book "77-1" of Plats, at Page 20, of the official records of the Salt Lake County Recorder.

SUBJECT TO AND TOGETHER WITH a non-exclusive 25.00 foot wide right-of-way limited to use in connection with adjoining property to which it is appurtenant, and the center line of which is described as follows:

Beginning on the North line of 9000 South Street, said point being South 89°53' West along the center line of 9000 South Street 1866.81 feet and North 00°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also North 162.60 feet and East 869.86 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°07' West 214.50 feet; thence South 89°53' West 444.00 feet, more or less, to the Easterly line of 240 West Street.

LESS AND EXCEPTING from Parcels 4 through 7 the following:

A parcel of land in fee for the widening of the existing highway State Route 209 known as Project No. F-0209(31)7, being part of an entire tract of property situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Southeasterly boundary line of said entire tract which point is 1,478.22 feet South 89°53'00" West and 73.00 feet North 00°07'00" West and 7.99 feet North 44°51'38" East from a Salt Lake County monument in the intersection of SR-209 (9000 South Street) and SR-89 (State Street), said point is 171.85 feet North 00°01'02" East along the section line and 1,272.21 feet South 89°58'58" East from the center quarter corner of said Section 1, said point is also approximately 61.56 feet perpendicularly distant Northerly from the control line of said project opposite Engineer Station 119+21.90 and running thence Westerly along the arc of a 24.23-foot radius non-tangent curve to the right (Note: center bears South 89°48'49" East) 2.90 feet through a delta of 06°51'32" (Note: chord to said curve bears South 88°18'35" West for a distance of 2.90 feet); thence North 89°59'37" West 270.43 feet; thence South 89°46'05" West 242.58 feet to the beginning of a 1,328.87-foot radius curve to the right; thence Westerly along the arc of said curve 51.99 feet through a delta of 02°14'31" (Note: chord to said curve bears North 89°22'18" West for a distance of 51.99 feet) to a point 65.47 feet perpendicularly distant Northerly from said control line opposite Engineer Station 113+54.02; thence continuing along the arc of said curve 185.75 feet through a delta of 08°00'32" (Note: chord to said curve bears North 84°14'46" West for a distance of 185.60 feet) to the beginning of a 132.44-foot radius curve to the right; thence Northwesterly along the arc of said curve 85.57 feet through a delta of 37°01'06" (Note: chord to said curve bears North 62°48'35" West for a distance of 84.09 feet); thence North 39°25'56" West 13.51 feet to a point 135.00

feet perpendicularly distant Northerly from said control line opposite Engineer Station 110+86.50; thence North 61°24'53" East 8.15 feet to a point 138.84 feet perpendicularly distant Northerly from said control line opposite Engineer Station 110+93.68; thence South 39°25'56" East 11.63 feet to the beginning of a 124.44-foot radius curve to the left at a point 129.80 feet perpendicularly distant Northerly from said control line opposite Engineer Station 111+01.00; thence Southeasterly along the arc of said curve 33.14 feet through a delta of 15°15'24" (Note: chord to said curve bears South 52°04'59" East for a distance of 33.04 feet) to a point designated as Point "A", which point is 109.30 feet perpendicularly distant Northerly from said control line opposite Engineer Station 111+26.91; thence continuing Southeasterly along the arc of said curve 41.66 feet through a delta of 19°10'50" (Note: chord to said curve bears South 69°18'06" East for a distance of 41.47 feet) to the beginning of a 1,320.87-foot radius curve to the left at a point 94.34 feet perpendicularly distant Northerly from said control line opposite Engineer Station 111+65.58; thence Easterly along the arc of said curve 190.06 feet through a delta of 08°14'39" (Note: chord to said curve bears South 84°07'43" East for a distance of 189.89 feet) to a point designated as Point "B", which point is 73.46 feet perpendicularly distant Northerly from said control line opposite Engineer Station 113+54.32; thence continuing Easterly along the arc of said curve 51.70 feet through a delta of 02°14'33" (Note: chord to said curve bears South 89°22'19" East for a distance of 51.70 feet) to a point 72.50 feet perpendicularly distant Northerly from said control line opposite Engineer Station 114+06.01; thence North 89°46'05" East 242.61 feet to a point 71.61 feet perpendicularly distant Northerly from said control line opposite Engineer Station 116+48.62; thence South 89°59'37" East 281.22 feet to a point in said existing Northerly right of way line which point is 69.42 feet perpendicularly distant Northerly from said control line; thence South 44°51'38" West 11.16 feet along said existing Northerly right of way 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 from Parcels 4 through 7 the following:

A parcel of land in fee for the widening of the existing highway State Route 209 known as Project No. F-0209(31)7, being part of an entire tract of property situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in said existing Northerly right of way line, which point is 1,478.22 feet South 89°53'00" West and 73.00 feet North 00°07'00" West from a Salt Lake County monument in the intersection of SR-209 (9000 South Street) and State Street, said point is also 166.19 feet North 00°01'02" East along the section line and 1,266.58 feet South 89°58'58" East from the center quarter corner of said Section 1, said point is also approximately 55.95 feet perpendicularly distant Northerly from the control line of said project opposite Engineer Station 119+16.22 and running thence along said existing Northerly right of way line the following three (3) courses: (1) South 89°53'00" West 434.09 feet; (2) North 88°13'07" West 62.26 feet; (3) thence South 89°52'22" West (South 89°53'00" West by record) 66.05 feet to the Northerly right of way and no-access line of said existing highway; thence along said existing Northerly right of way and no-access line the following four (4) courses: (1) thence South 89°52'22" West (South 89°53'00" West by record) 124.71 feet; (2) thence North 75°05'47" West 108.27 feet; (3) thence North 50°39'07" West 49.21 feet; (4) thence North 27°07'50" West 11.66 feet to a point designated as Point "A", which point is 132.43 feet perpendicularly distant Northerly from said control line opposite Engineer Station 110+81.70; thence North 61°24'53" East 5.44 feet to a point 135.00 feet perpendicularly distant Northerly from said control line opposite Engineer Station 110+86.50; thence South 39°25'56" East 13.51 feet to the beginning of a 132.44-foot radius non-tangent curve to the left at a point 124.50 feet perpendicularly distant Northerly from said control line opposite Engineer Station 110+95.00; thence Southeasterly along the arc of said curve 85.57 feet through a delta of 37°01'06" (Note: chord to said curve bears South 62°48'35" East for a distance of 84.09 feet) to the beginning of a 1,328.87-foot radius non-tangent curve to the left at a point 85.50 feet perpendicularly distant Northerly from said control line opposite Engineer Station 111+69.50; thence Easterly along the arc of said curve 185.75 feet through a delta of 08°00'32" (Note: chord to said curve bears South 84°14'46" East for a distance of 185.60 feet) to the beginning of a 1,328.87-foot radius non-tangent curve to the left at a point designated as Point "B", which point is 65.47

feet perpendicularly distant Northerly from said control line opposite Engineer Station 113+54.02; thence along the arc of said curve 51.99 feet through a delta of 02°14'31" (Note: chord to said curve bears South 89°22'18" East 51.99 feet) to a point 64.50 feet perpendicularly distant Northerly from said control line opposite Engineer Station 114+06.00; thence North 89°46'05" East 242.58 feet to a point 63.61 feet perpendicularly distant Northerly from said control line opposite Engineer Station 116+48.58; thence South 89°59'37" East 270.43 feet to the beginning of a 24.23-foot radius non-tangent curve to the left; thence Easterly along the arc of said curve 2.90 feet through a delta of 06°51'32" (Note: chord to said curve bears North 88°18'34" East for a distance of 2.90 feet) to said existing Northerly right of way line at a point 61.56 feet perpendicularly distant Northerly from said control line opposite Engineer Station 119+21.90; thence South 44°51'38" West 7.99 feet along said existing Northerly right of way 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 from Parcels 4 and 5 the following:

A parcel of land in fee for the widening of the existing highway State Route 209 (9000 South Street) known as Project No. F-0209(31)7, being part of an entire tract of property situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Easterly right of way line and no-access line of I-15 which point is 2,313.16 feet South 89°53'00" West and 144.76 feet North 00°07'00" West from a Salt Lake County monument in the intersection of said SR-209 (9000 South Street) and SR-89 (State Street), said point is 235.99 feet North 00°01'02" East along the section line and 431.47 feet South 89°58'58" East from the center quarter corner of said Section 1, said corner is also approximately 132.43 feet perpendicularly distant Northerly from the 9000 South control line opposite Engineer Station 110+81.70 and running thence North 27°07'50" West 146.19 feet along said Easterly right of way line and no-access line to a Northerly boundary line of said entire tract; thence North 89°53'00" East 33.67 feet along said Northerly boundary line to a point 54.37 feet perpendicularly distant Easterly from the Ramp A1 control line opposite Engineer Station 205+33.36; thence South 27°07'50" East 171.87 feet to a point in a 124.44-foot radius non-tangent curve to the right (Note: center bears South 89°48'49" East) at a point 109.30 feet perpendicularly distant Northerly from the 9000 South control line opposite Engineer Station 111+26.91; thence Northwesterly along the arc of said curve 33.14 feet through a delta of 15°15'24" (Note: chord to said curve bears North 52°04'59" West for a distance of 33.04 feet) to a point 129.80 feet perpendicularly distant Northerly from said control line opposite Engineer Station 111+01.00; thence North 39°25'56" West 11.63 feet to a point 138.84 feet perpendicularly distant Northerly from said control line opposite Engineer Station 110+93.68; thence South 61°24'53" West 13.59 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.

EXHIBIT B
[Permitted Exceptions]

1. Taxes for the year 2018 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-033. Taxes for the year 2017 were EXEMPT under Parcel No. 27-01-251-033. (affects a portion of Parcel 1)

NOTE: The remainder portion of Parcel 1 and all of Parcel 2 have not yet been assigned a Tax ID Number by the County and as such have not been assessed.

2. Taxes for the year 2018 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-016. Taxes for the year 2017 have been paid in the amount of \$12,325.99 under Parcel No. 27-01-251-016. (affects Parcel 3)
3. Taxes for the year 2018 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-036. Taxes for the year 2017 have been paid in the amount of \$1,626.69 under Parcel No. 27-01-251-036. (affects Parcel 4)
4. Taxes for the year 2018 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-037. Taxes for the year 2017 have been paid in the amount of \$6,340.71 under Parcel No. 27-01-251-037. (affects Parcel 5)
5. Taxes for the year 2018 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-026. Taxes for the year 2017 have been paid in the amount of \$4,083.59 under Parcel No. 27-01-251-026. (affects Parcel 6)
6. Taxes for the year 2018 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-027. Taxes for the year 2017 have been paid in the amount of \$424.18 under Parcel No. 27-01-251-027. (affects a portion of Parcel 7)

Taxes for the year 2018 are accruing as a lien not yet due and payable under Parcel No. 27-01-251-021. Taxes for the year 2017 have been paid in the amount of \$6,591.07 under Parcel No. 27-01-251-021. (affects a portion of Parcel 7)
7. Subject property is located within the boundaries of Sandy City, and is subject to any assessments thereof. For more information please call 801-568-7100. Subject property is located within the boundaries of Sandy Suburban Improvement District, and is subject to any assessments thereof. For more information please call 801-561-7662.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Claim, right, title or interest to water or water rights whether or not shown by the public records.
10. Pole Line Easement in favor of Utah Power and Light Company, a corporation, its successors in interest and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded September 1, 1965, as Entry No. 2107812, in Book 2371, at Page 152. (affects Parcel

3)

11. Easement for a sewer line and rights incidental thereto as disclosed in that certain Warranty Deed, dated September 21, 1973 and recorded September 21, 1973 as Entry No. 2570903 in Book 3423 at Page 265. (affects Parcel 3)
12. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject property, recorded January 12, 1979, as Entry No. 3222835, in Book 4799, at Page 220. (affects Parcel 5)
13. Right of Way Agreement for Sandy Suburban Improvement District, Pipe Line, dated April 27, 1960 and recorded April 1, 1975 as Entry No. 2695567 in Book 3819 at Page 461. (exact location not disclosed)
14. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject property, recorded January 12, 1979, as Entry No. 3222836, in Book 4799, at Page 221. (affects Parcel 3)
15. Right of way over the Easterly 25 feet as disclosed by that certain Special Warranty Deed, dated May 19, 1995 and recorded May 19, 1995 as Entry No. 6084380 in Book 7154 at Page 467. (affects Parcels 3, 6 and 7)
16. Easement in favor of the Utah Department of Transportation for a temporary easement for the purpose of constructing roadway improvements, side treatments and appurtenant parts thereof and blending slopes to facilitate the widening of the existing highway State Route 209 known as Project No. F-0209(31)7 and incidental purposes, by instrument dated March 6, 2018 and recorded March 6, 2018, as Entry No. 12728961, in Book 10653, at Page 1956. (affects Parcels 5, 6 and 7)
17. Easements, notes and restrictions as shown on the recorded plat for Ark Subdivision, recorded January 25, 1977 as Entry No. 2902042 in Book 77-1 at Page 20.
18. Right of access to I-15 and on ramp have been relinquished to the State of Utah as contained in that certain Warranty Deed (Controlled Access), dated January 6, 1964 and recorded March 11, 1964 as Entry No. 1985186 in Book 2165 at Page 58. (affects Parcel 3)
19. Relinquishment of Access Rights in favor of the State Road Commission of Utah, dated January 11, 1968 and recorded February 8, 1968 as Entry No. 2233082 in Book 2631 at Page 31. (affects Parcel 5)
20. Relinquishment of Access Rights (Controlled Access) in favor of the Utah Department of Transportation, dated February 28, 1997 and recorded April 29, 1997 as Entry No. 6631756 in Book 7654 at Page 1242. (affects Parcel 6)
21. Conditions, reservations and restrictions contained in that certain Quit Claim Deed (Controlled Access), dated September 11, 2003 and recorded October 16, 2003 as Entry No. 8852891 in Book 8896 at Page 7228. (affects Parcel 4)
22. Conditions, reservations and restrictions contained in that certain Quit Claim Deed (Controlled Access), dated September 11, 2003 and recorded October 16, 2003 as Entry No. 8852892 in Book 8896 at Page 7230. (affects Parcel 5)
23. Conditions, reservations and restrictions contained in that certain Warranty Deed, dated March 6, 2018 and recorded March 6, 2018 as Entry No. 12728958 in Book 10653 at Page 1947. (affects

Parcels 5, 6 and 7)

24. Conditions, reservations and restrictions contained in that certain Warranty Deed, dated March 6, 2018 and recorded March 6, 2018 as Entry No. 12728959 in Book 10653 at Page 1950. (affects Parcels 5, 6 and 7)
25. Conditions, reservations and restrictions contained in that certain Warranty Deed, dated March 6, 2018 and recorded March 6, 2018 as Entry No. 12728960 in Book 10653 at Page 1953. (affects Parcels 4 and 5)
26. Conditions, reservations and restrictions contained in that certain Quit Claim Deed, dated February 13, 2018 and recorded March 6, 2018 as Entry No. 12728969 in Book 10653 at Page 2005. (affects Parcel 1)
27. Conditions, reservations and restrictions contained in that certain Quit Claim Deed (Controlled Access), dated February 13, 2018 and recorded March 6, 2018 as Entry No. 12728970 in Book 10653 at Page 2008. (affects Parcel 2)
28. A right of way for road and incidental purposes over and across the Westerly portion of Parcels 1 and 2, being within the boundaries of Harrison Street.
29. Any existing easements for utilities which may have been constructed through, over or under that portion of the land lying within the bounds of Harrison Street.
30. Reservation of mineral rights in said property as reserved in that certain Special Warranty Deed, dated April 11, 1975 and recorded April 30, 1975 as Entry No. 2703994 in Book 3847 at Page 144. (affects Parcel 5)
31. Access from 9000 South Street is limited to those openings permitted by the State of Utah and/or Sandy City.
32. An unrecorded lease as disclosed in that certain Notice of Claim of Interest, dated November 25, 1996 and recorded November 25, 1996 as Entry No. 6513589 in Book 7542 at Page 642. (affects Parcel 7)

Agreement and Memorandum of Lease by Roger W. Peters, Terratron, Inc., a Delaware corporation and R.O.A. General, Inc., a Utah corporation, doing business as Reagan Outdoor Advertising, dated March 13, 1998 and recorded April 15, 1998 as Entry No. 6928933 in Book 7946 at Page 1056.

Amended Notice of Claim of Interest, dated April 5, 2006 and recorded April 7, 2006 as Entry No. 9687706 in Book 9277 at Page 6732.

33. An unrecorded lease dated March 31, 1980 by and between Pioneer Dodge Center (Lessor) and R.O.A. General, Inc., a Utah corporation (doing business in its own name and as Reagan Outdoor Advertising, Inc.; Reagan Outdoor Advertising; The Reagan Outdoor Advertising Co.; Reagan National Advertising, Inc.; Reagan National Advertising, and as successor in interest to Galaxy Outdoor Advertising, Inc. (aka Galaxy Outdoor Advertising), Galaxy Sign Co., Inc.; The Harry R. Packer Company, Preston W. Parkinson dba Parkinson Advertising Company; Screen Craft Outdoor Advertising, Inc. (aka Screen Craft Advertising, Inc.), a Utah corporation; and Snarr Advertising, Inc., an Idaho corporation (Lessee), as disclosed in that certain Collateral Assignment of Leases and Licenses (and Fixture Filing) recorded April 8, 1992 as Entry No. 5232826 in Book 6438 at Page 2560 of official records. (affects a 25 foot right of way)
34. Abstract of Decision wherein the request to modify the existing legal non-conforming pylon sign by replacing the existing face, also adding a LED display mounted below the cabinet was

granted, dated May 7, 2014 and recorded May 13, 2014 as Entry No. 11848216 in Book 10230 at Page 3520. (affects Parcel 6)

35. Any matters shown in that certain survey by Bruce D. Pimper of Anderson Whalen & Associates, dated April 18, 2018, as Project No. 18-48AS.
36. Declaration of Access and Utility Easements, dated June 28, 2018 and recorded June 29, 2018, as Entry No.12801134 in Book 10688 at Page 9821-9832 (affects Parcel Nos. 27-01-251-039; 27-01-251-021; 27-01-251-027; 27-01-251-026 and 27-01-251-037)