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10/31/2018 2:33:00 PM \$14.00
Book - 10726 Pg - 7622-7624
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

When Recorded Mail This Deed To:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

Mail Tax Notice To:

BG Scenic Point Office 3, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: President

Affecting Tax Parcel No. 33-12-478-005

103118 - CAF

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

SORENSEN ASSOCIATES, THE POINTE, LLC, a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor and not otherwise unto BG SCENIC POINT OFFICE 3, L.C., a Utah limited liability company, Grantee, whose current address is 101 South 200 East, Suite 200, Salt Lake City, Utah, 84111, the following described real property in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to: (i) taxes and assessments not yet due or payable, (ii) those matters which would be disclosed by an accurate survey of the described property, and (iii) matters of record as of the date hereof.

TO HAVE AND TO HOLD the same, together with all tenements, hereditaments and appurtenances thereunto belonging unto the Grantee, and its successors and assigns, forever.

[Signature and acknowledgment on following page]

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

Part of Lot 3, THE POINTE COMMERCIAL SUBDIVISION, being more particularly described as follows:

Beginning at a point North 00°27'52" East 490.00 feet along the East line of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian to the South line of The Point Subdivision and South 70°18'40" West 709.08 feet from the Southeast corner of said Section 12; thence continuing along said line South 70°18'40" West 613.72 feet to the North line of Marion Vista Drive; thence along said line North 89°28'41" West 89.69 feet to the West line of the Southeast quarter of the Southeast quarter of said Section 12; thence along said West line North 00°25'48" East 582.32 feet; thence East 70.74 feet to a point of tangency of a 150.00 foot radius curve to the left; thence Easterly 30.67 feet along said curve through a central angle of 11°42'56" and a long chord of North 84°08'32" East 30.62 feet; thence North 78°17'04" East 170.83 feet to a point of tangency of a 150.00 foot radius curve to the right; thence Easterly 30.67 feet along said curve through a central angle of 11°42'56" and a long chord of North 84°08'32" East 30.62 feet; thence East 235.52 feet; thence South 87.61 feet; thence South 31°08'41" East 60.50 feet; thence South 11°39'45" East 13.60 feet; thence South 19°41'20" East 281.00 feet to the point of beginning.

PARCEL 1A:

Rights of ingress, egress and parking as more specifically defined in that certain Protective Covenants, Easements, Restrictions and Uniform Plan for The Pointe, recorded March 24, 2009 as Entry No. 10655243 in Book 9701 at Page 1566 of official records, and in the Amendment to Protective Covenants, Easements, Restrictions, and Uniform Plan for The Pointe, dated June 30, 2015 and recorded July 1, 2015 as Entry No. 12082995 in Book 10339 at Page 4911, and in the Second Amendment to Protective Covenants, Easements, Restrictions, and Uniform Plan for the Pointe, dated October 31, 2018 and recorded OCT. 31, 2018 as Entry No. 2077983 in Book 10726 at Page 7220

Tax Id No.: 33-12-478-005