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Book - 10747 Pg - 5872-5876
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

When Recorded Mail This Deed To:
TGA Sandy Commerce Park LLC
c/o Manatt, Phelps & Phillips, LLP
695 Town Center Drive, 14th Floor
Costa Mesa, California 92626
Attn: Steven L. Edwards, Esq.

Tax Parcel Nos.:27-12-127-007

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

BOYER 9400 SOUTH, L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto TGA SANDY COMMERCE PARK LLC, a Delaware limited liability company, Grantee, whose current address is c/o THRE Global Investments LLC, 560 Mission Street, Suite 1000, San Francisco, California 94105, 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 only to the Permitted Exceptions set forth on Exhibit "B" attached hereto and by this reference made a part hereof and all matters which may be disclosed by an accurate survey of the Property.

[signature page follows]

108491-ETF

EXHIBIT "A"

To

SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

PARCEL 1:

Lot 3, SANDY COMMERCE PARK, according to the official plat thereof, recorded January 13, 2000 as Entry No. 7553607 in Book "2000P" of Plats at Page 15 of the official records of the County Recorder of Salt Lake County, State of Utah.

EXCEPTING THEREFROM: (a) The undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property herein above described, as reserved by the Federal Farm Mortgage Corporation in (i) that certain Special Warranty Deed recorded January 18, 1941 as Entry No. 896640, in Book 256 of Deeds, at Page 613 of the official records of the County Recorder of Salt Lake County, State of Utah, and (ii) that certain Special Warranty Deed recorded January 18, 1941 as Entry No. 896641, in Book 256 of Deeds, at Page 613 of the official records of the County Recorder of Salt Lake County, State of Utah, and (b) the undivided one-tenth (1/10) interest in and to all minerals, coal, carbons, hydrocarbons, oil, gas chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land, as reserved by Corporation of The Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints in that certain Special Warranty Deed recorded December 30, 1996 as Entry No. 6538032, in Book 7566, at Page 2529 of the official records of the County Recorder of Salt Lake County, State of Utah.

PARCEL 1A:

Easements for ingress and egress as reserved in the Declaration of Protective Covenants for said subdivision recorded March 7, 2000 as Entry No. 7590340 in Book 8347 at Page 29 of official records, as more particularly described as follows:

EASEMENT NUMBER 1:

Beginning at the Northeast corner of Lot 2 of the Sandy Commercial Park Subdivision, according to the official plat thereof and running thence South 00°42'51" West along the West right of way line of 300 West Street a distance of 20.02 feet; thence North 89°01'33" West 66.80 feet; thence North 00°42'51" East 39.94 feet; thence South 89°01'33" East 66.80 feet to the West right of way line of 300 West Street; thence South 00°42'51" West along the West right of way line of 300 West Street a distance of 19.92 feet to the point of beginning.

EASEMENT NUMBER 2:

Beginning at the Northeast corner of Lot 3 of the Sandy Commerce Park Subdivision, according to the official plat thereof and running thence South 00°42'51" West along the West right of way line of 300 West Street a distance of 25.00 feet; thence North 89°01'33" West 66.80 feet; thence North 00°42'51" East 50.0 feet; thence South 89°01'33" East 66.80 feet to the West right of way line of 300 West Street; thence South 00°42'51" West along the West right of way line of 300 West Street a distance of 25.00 feet to the point of beginning.

EXHIBIT "B"

To

SPECIAL WARRANTY DEED

1. Taxes for the year 2019 and subsequent year which are a lien not yet due and payable.
2. Subject Land is located within the boundaries of Sandy City, Sandy Suburban Improvement District and the Central Utah Water Conservancy District and is subject to any and all charges and assessments levied thereunder.
3. Easement in favor of Knight Power Company for power poles, guy wires and appurtenances, recorded September 7, 1911, as Entry No. 284660, in Book 8-R of Deeds, at Page 236.
4. Easement in favor of Sandy Suburban Improvement District, a body politic of the State of Utah for a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valve boxes and other sewer transmission and distribution structures and facilities and incidental purposes, by instrument dated March 15, 2000 and recorded March 16, 2000, as Entry No. 7596518, in Book 8348, at Page 6266.
5. Public Utility Easement in favor of Sandy City Corporation for a non-exclusive easement for underground public utility purposes over said Land and incidental purposes, by instrument dated September 18, 2000 and recorded October 27, 2000, as Entry No. 7748632, in Book 8397, at Page 3967.
6. Easements, notes and restrictions as shown on the recorded plat of Sandy Commerce Park, recorded January 13, 2000 as Entry No. 7553607.
7. Protective Covenants, Conditions and Restrictions, but deleting any covenant condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate Title 42, USC 3604. Recorded March 7, 2000 as Entry No. 7590340 in Book 8347 at Page 29.
8. Notice of Adoption of Final Redevelopment Plan for the South Towne Ridge Economic Development Project Area, recorded March 9, 2000 as Entry No. 7591749 in Book 8347 at Page 3196.
9. Post-Construction Storm Water Maintenance Agreement by Boyer 9400 South, L.C., dated February 18, 2016 and recorded June 19, 2017 as Entry No. 12558217 in Book 10568 at Page 8739.