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3/13/2019 4:56:00 PM \$16.00  
Book - 10760 Pg - 3348-3351  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 4 P.

**When recorded return to:**

Anthem Center, LLC  
126 Sego Lily Drive, Suite 275,  
Sandy, Utah 84070

MTC: 270660  
TAX ID: 26-25-178-001; 26-25-178-002

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made on the 13<sup>th</sup> day of March, 2019, by **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, of 2001 S.E. 10<sup>th</sup> Street, Bentonville, Arkansas 72716-0550, Grantor, to **ANTHEM CENTER, LLC**, a Utah limited liability company, 126 Sego Lily Drive, Suite 275, Sandy, Utah 84070, Grantee.

Witness that Grantor, for good and valuable consideration, receipt of which is acknowledged, hereby conveys and warrants (against all persons claiming by, through or under Grantor) to Grantee the following real property located in Herriman City, Salt Lake County, State of Utah, more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with all tenements, hereditaments and appurtenances thereto, subject only to the matters listed on **Exhibit B** attached hereto and incorporated herein by this reference.

**[Signature and notary page follows]**

In witness whereof, Grantor has set its hand and seal the day and year first above written

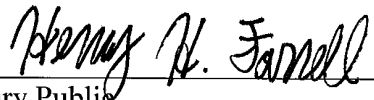
**WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust

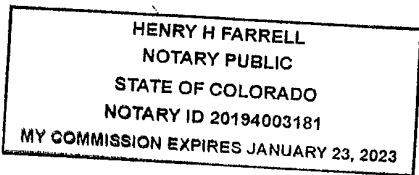
By:   
Name: Josh Katzer  
Title: Senior Director

STATE OF ARKANSAS           §  
  §  
COUNTY OF BENTON       §

This instrument was acknowledged before me on March 8, 2019, by Josh Katzer, a Senior Director of **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, on behalf of said trust.

(Seal and Expiration Date)

  
Notary Public



**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 3, ANTHEM COMMERCIAL SUBDIVISION, according to the official plat thereof, recorded in the office of the Salt Lake County Recorder on December 7, 2016, Entry No. 12428467, Book/Page 2016P/318.

Tax Parcel ID: 26-25-178-001; 26-25-178-002

## **EXHIBIT B**

### **OF RECORD PERMITTED EXCEPTIONS**

1. Lien of Taxes, now accruing as a lien, but not yet due and payable for year 2019.
2. The fact that the land described herein is located within the boundaries of Herriman City, and the South Valley Sewer District and is subject to any assessments levied thereby.
3. Matters disclosed by that certain Mineral Deed recorded July 9, 1963, as Entry No. 1931404, in Book 2072, at Page 75, Official Records of Salt Lake County, Utah.
4. Any rights, interests of easements in favor of the State of Utah, the United States of America, or the public which exist or are claimed to exist in and over the waters, bed and banks of Midas Creek.
5. That portion of the property, if any, included within the description to be insured, which was acquired, or may hereafter be acquired by virtue of avulsion of the artificial alteration in the course of a stream or river and any adverse claim based on the assertion that the bed of a river or stream has changed location as a result of other than natural causes.
6. Easement, and the terms and conditions thereof, recorded November 16, 2016, Entry No. 12413027, in Book 10500, Page 542, Official Records of Salt Lake County, Utah.
7. Easement(s), setbacks, notes and restrictions, as shown on the Anthem Commercial Subdivision plat recorded December 7, 2016, Entry No. 12428467, Book 2016P, Page 318, Official Records of Salt Lake County, Utah.
8. Affidavit, including the terms and conditions thereof, recorded December 21, 2016, Entry No. 12438666, Page 3242, Official Records of Salt Lake County, Utah.
9. Matters an accurate Survey would reveal.