

13001065  
6/3/2019 11:22:00 AM \$40.00  
Book - 10787 Pg - 6161-6162  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 2 P.

Recorded at the Request of  
Scott B. Finlinson, Esq.  
OFI Campus, LLC  
274 West 12300 South  
Draper, Utah 84020  
  
Mail Tax Notice to:  
OFI Campus, LLC  
274 West 12300 South  
Draper, Utah 84020  
Attn: Scott B. Finlinson, Esq.

Space above for County Recorder's use

Parcel No. 27-25-401-002

### SPECIAL WARRANTY DEED

GBR 274 WEST 12300 SOUTH, LLC, a Utah limited liability company, the Grantor, hereby CONVEYS and WARRANTS against all claiming by, through or under Grantor, to OFI CAMPUS, LLC, a Delaware limited liability company, whose address is 274 West 12300 South, Draper, Utah 84020, Grantee, for the sum of TEN DOLLARS (\$10.00) and other valuable consideration, all of Grantor's interest in and to the following described parcel of real property located in Salt Lake County, State of Utah, below, to wit:

See attached Exhibit A.

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and SUBJECT TO any and all existing easements, rights of way, encumbrances, and other matters of record with the office of the Salt Lake County Recorder.

WITNESS the hand of said Grantor, this 31<sup>st</sup> day of May, 2019.

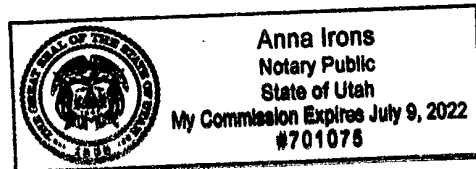
GBR 274 WEST 12300 SOUTH, LLC

Jonathan S. Gardner  
By: Jonathan S. Gardner  
Title: Manager

STATE OF UTAH )  
 ) : ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2019 by Jonathan S. Gardner the Manager of GBR 274 WEST 12300 SOUTH, LLC.

Anna Irons  
Notary Public



FIRST AMERICAN TITLE  
#NCS 954192

EXHIBIT A

Legal Description

BEGINNING AT A POINT 32 9/13 RODS SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 32 4/13 RODS; THENCE EAST 26 RODS; THENCE NORTH 32 4/13 RODS; THENCE WEST 26 RODS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED IN WARRANTY DEED RECORDED JUNE 1, 1998, AS ENTRY NO. 6979534, IN BOOK 7993, AT PAGE 2447, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF 12300 SOUTH STREET, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT OF PROPERTY (RECORDED AS ENTRY NO. 3627200, IN BOOK 5317, AT PAGE 1210, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 539.42 FEET (164.415 METERS) AND SOUTH 498.14 FEET (151.833 METERS) FROM THE CENTER OF SAID SECTION 25; AND RUNNING THENCE NORTH 20.00 FEET (6.096 METERS) TO A POINT 53 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE MONUMENTED CENTERLINE OF 12300 SOUTH STREET; THENCE SOUTH 89°58'20" EAST 429.00 FEET (130.759 METERS) ALONG A LINE PARALLEL WITH SAID CENTERLINE TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 20.000 FEET (6.096 METERS) TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89°58'20" WEST 429.00 FEET (130.759 METERS) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN 12300 SOUTH STREET.