

13540058  
1/21/2021 3:00:00 PM \$40.00  
Book - 11103 Pg - 3486-3490  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

*When Recorded, Return To:*  
*Mail Tax Notices To:*  
Millcreek  
3330 South 1300 East  
Millcreek, Utah 84106  
Attn: Mike Winder

CT-130213-CAF

Parcel Id. No.: 16-28-304-005  
(Space Above For Recorder's Use)

**SPECIAL WARRANTY DEED**

**THAT** William S. Jones and Paul H. Utz, Trustees under Societas Cristallo XV Trust dated 11<sup>th</sup> day of January 2015, of 1333 East 3300 South, Millcreek, Utah 84106 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Millcreek, a Utah municipality, of 3330 South 1300 East, Millcreek, Utah 84106 ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, do hereby (subject to the terms, covenants, conditions, and restrictions set forth below) grant, bargain, sell, and convey unto Grantee, and unto Grantee's successors and assigns forever, certain real property and improvements thereon situated in Salt Lake County, State of Utah, which is more particularly described as follows (the "**Property**"):

Commencing at a point in the center of 3300 South Street, said point of commencement being 2 rods South and 272.58 feet East of the Southeast corner of Block 27, Ten Acre Plat "A", Big Field Survey; and running thence North 264 feet; thence East 103.29 feet; thence South 264 feet to the center of said 3300 South Street; thence West 103.29 feet to the point of commencement.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 3300 South Street.

**SUBJECT TO** (i) all declarations, easements, rights-of-way, restrictions, reservations, covenants, and other matters of public record or enforceable in law and/or equity; (ii) all gas, water, and mineral rights of others; (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property; (iv) current taxes and assessments; and (v) the matters identified and listed on the attached Exhibit "A".

Grantee has fully examined and inspected the Property, and Grantor is conveying the Property in its existing condition with no representations or warranties of any kind with regard to its condition. Grantor is conveying the Property "AS IS, WHERE IS, WITH ALL FAULTS," and Grantee assumes all responsibility for the Property.


**TO HAVE AND TO HOLD** the Property unto Grantee, and unto Grantee's successors, and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging, and, subject to the terms, covenants, conditions, restrictions, and provisions contained herein, and in lieu of all other warranties, express or implied, Grantor hereby covenants with Grantee that

Grantor will forever warrant and defend the title to the Property against all lawful claims and encumbrances done or suffered by or through Grantor, but against none other whatsoever.


EXECUTED to be effective as of the 15<sup>th</sup> day of January, 2021.

**GRANTOR:**

WILLIAM S. JONES, TRUSTEE UNDER  
SOCIETAS CRISTALLO XV TRUST  
DATED 11TH DAY OF JANUARY 2015

By:   
Name: William S. Jones  
Its: Trustee

PAUL H. UTZ, TRUSTEE UNDER  
SOCIETAS CRISTALLO XV TRUST  
DATED 11TH DAY OF JANUARY 2015

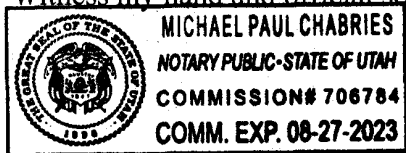
By:   
Name: Paul H. Utz  
Its: Trustee

*[Acknowledgements Follow]*

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE : ss.  
 )

On this 15<sup>th</sup> day of January, in the year 2021, before me, MICHAEL P. CHABRIES a notary public, personally appeared WILLIAM S. JONES, TRUSTEE UNDER SOCIETAS CRISTALLO XV TRUST DATED 11TH DAY OF JANUARY 2015, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

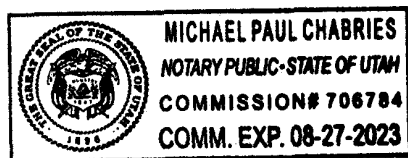


Michael P. Chabries  
NOTARY PUBLIC  
Residing at: DAVIS COUNTY

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE : ss.  
 )

On this 15<sup>th</sup> day of January, in the year 2021, before me, MICHAEL P. CHABRIES a notary public, personally appeared PAUL H. UTZ, TRUSTEE UNDER SOCIETAS CRISTALLO XV TRUST DATED 11TH DAY OF JANUARY 2015, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he executed the same.

Witness my hand and official seal.



Michael P. Chabries  
NOTARY PUBLIC  
Residing at: DAVIS COUNTY

**EXHIBIT A**  
**PERMITTED EXCEPTIONS**

1. The Lien of Real Estate Taxes or assessments, imposed on the title by a governmental authority, that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
2. Any facts, rights, interests, or claims which are not shown in the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Easements, claims of easement or encumbrances which are not shown in the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property and not shown by the Public Records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
8. Taxes for the year 2021 and thereafter.
9. The Property is located within the boundaries of Millcreek City, South Salt Lake Valley Mosquito Abatement District, Mt. Olympus Improvement District, Central Utah Water Conservancy District, Wasatch Waste and Recycle District, Unified Fire Services, Millcreek Center Community Development, and is subject to any and all charges and assessments levied thereunder.
10. 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 Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
11. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
12. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Property.
13. Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead transmission lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the Southerly boundary of the Property, as evidenced by a visual inspection.
14. The Property is located within the boundaries of the Millcreek Community Reinvestment Agency, as disclosed by that certain Certificate of Creation recorded May 7, 2018 as Entry No. 12767700 in Book 10672 at Page 1947, and is subject to any and all charges and assessments levied thereunder.
15. Ordinance No. 19-12 Adopting an Official Plan for the Millcreek Center Community Reinvestment Project Area, as Approved by the Millcreek Community Reinvestment Agency and Directing that Notice of the Adoption be given as required by Statute recorded May 3, 2019 as Entry No. 12981249 in Book 10777 at Page 929.

16. Terms and provisions, including a right of first refusal, of a lease dated September 10, 2002 by and between Truman Rigby (Lessor) and R.O.A. General, Inc., dba Reagan Outdoor Advertising (Lessee) as disclosed by that certain Notice of Claim of Interest recorded February 14, 2006 as Entry No. 9637378 in Book 9255 at Page 2564.

Amended March 28, 2019 as Entry No. 12957722 in Book 10764 at Page 5790.

17. Rights of tenant(s) in the Property, if any, and rights of all parties claiming by, through or under said tenant(s).