

WHEN RECORDED, MAIL TO:

Skymaster LLC
1242 West Lawrence Avenue
Chicago, IL 60640
File Number: 2049395HM

13952268 B: 11339 P: 1079 Total Pages: 3
05/13/2022 04:17 PM By: slang Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN STSALT LAKE CITY, UT 841111919

Tax Parcel: 16-05-232-003

(space above reserved for Recorder's use only)
Property #: 506-7928

SPECIAL WARRANTY DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole formerly known as Corporation of Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole (“**Grantor**”), hereby conveys and warrants against all claiming by, through or under Grantor only, to 153 S 1300 E, LLC, a Utah limited liability company (“**Grantee**”), whose address is 1242 West Lawrence Avenue, Chicago, Illinois 60640, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake City, Salt Lake County, Utah (the “**Property**”):

See legal description on Exhibit A attached hereto and incorporated by reference herein.

TOGETHER WITH (i) all buildings, fixtures, structures and improvements currently included thereon; (ii) any and all easements, rights of way, and appurtenances running with or pertaining thereto, including without limitation any rights to use adjacent streets or alleyways; and (iii) to the extent assignable, all licenses, permits, entitlements, certificates of occupancy, variances, negative declarations, surveys, credits, deposits, rights of reimbursement, governmental permits, development rights, certifications, sanitary sewer and utility rights and governmental approvals related to the Property, if any.

RESERVING, however, unto Grantor all water rights and water shares appurtenant to the Property and 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 Property; provided that Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

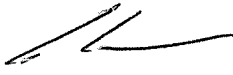
SUBJECT TO easements, rights, rights-of-way, reservations, conditions, restrictions, covenants, and taxes and assessments of record or enforceable in law or equity.

[Signature and Acknowledgment Follows]

IN WITNESS WHEREOF, this Special Warranty Deed is effective this 10th day of May, 2022.

GRANTOR:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS,
a Utah corporation sole

By: 
Name: Eric L. Allen
Its: Authorized Agent

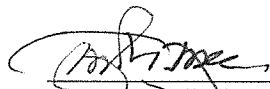
STATE OF UTAH)

:SS

COUNTY OF SALT LAKE)

On this 10th day of May, 2022, personally appeared before me Eric L. Allen, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand.


Notary Public for the
State of Utah

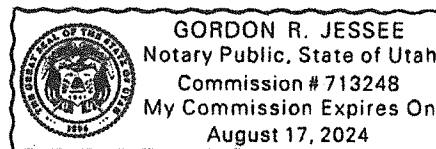


EXHIBIT A

That certain real property located in Salt Lake County, Utah, more particularly described as follows:

Commencing 70 feet North from the Southwest corner of Lot 3, Block 32, Plat "F", Salt Lake City Survey, running thence North 95 feet; thence East 156.39 feet, more or less, to the West line of an alley; thence along the West line of said alley, South 95 feet; thence West 156.39 feet, more or less to the point of beginning.

Together with a perpetual right of way over an alley 14 feet wide immediately adjoining said tract upon the thence West and more particularly described as follows, to-wit:
Beginning 158 feet East of the Southwest corner of said Block 32, and Plat "F", Salt Lake City Survey, running thence North 20 rods; thence East 14 feet; thence South 20 rods; thence West 14 feet to the point of beginning.