

WHEN RECORDED, MAIL TO:

Holladay Heights Subdivision, LLC
1214 Vine Street
Murray, Utah 84107
Attn: Benjamin Wheat

Tax Parcel: 22-09-182-011

2269904FA

(space above reserved for Recorder's use only)

SPECIAL WARRANTY DEED

506-6042

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole (“**Grantor**”), whose address is 50 E. North Temple Street, 12th Floor, Salt Lake City, Utah 84150, hereby conveys and warrants against all claiming by, through or under Grantor only, to HOLLADAY HEIGHTS SUBDIVISION, LLC, a Utah limited liability company (“**Grantee**”), whose address is 1214 Vine Street, Murray, Utah 84107, 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.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, and subject to all easements, claims of easements, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other matters appearing of record (but excluding any mortgages, trust deeds, or other liens securing monetary obligations).

PROVIDED, however, that Property contains a church-built meetinghouse formerly used for religious purposes, and as such, this conveyance is made subject to the following use restrictions (the “**Conditions**”):

1. Grantee and its heirs, successors, and assigns shall not manufacture, keep for sale, or sell on the Property any alcoholic beverages or intoxicating liquors;
2. Grantee and its heirs, successors, and assigns shall not operate a place of public entertainment or amusement (as defined by local statutes) on the Property. In the event that the Property is used as a place of worship, activities for the wholesome entertainment and amusement provided by the religious organization as normal and traditional enrichment, educational, and personal growth and development activities are allowed.
3. Grantee and its heirs, successors, and assigns shall not permit on the Property a nuisance or offensive activity (including anything that would be considered obscene) which is an annoyance or a nuisance to a church or private dwelling located nearby.

The foregoing Conditions shall be binding upon all persons now having or hereafter acquiring any right, title or interest in the Property, or any part thereof. In the event that Grantee or any of Grantee's heirs, successors or assigns sells or transfers the Property, Buyer shall cause the Conditions to be included in the deed to the buyer in that transaction.

In the event of breach of any of the Conditions, Grantor shall have the right to obtain an injunction enforcing the Conditions and shall be entitled to reasonable attorneys' fees and costs from Grantee incurred in the enforcement thereof. A breach of any of the Conditions, or injunctive relief obtained by Grantor by reason of such breach, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to the Property or any part thereof, but the Conditions shall be binding upon, and effective against, any owner whose title to the Property or any part thereof, is acquired by foreclosure, trustee's sale or otherwise.

All and each of the Conditions shall in all respects terminate, expire and end and be of no further effect either legal or equitable and shall not be enforceable if: (1) Grantee or Grantee's heirs, successors or assigns, demolish all of Grantors buildings existing on the Property as of the date of the recording of this conveyance; or (2) a period of 50 years expires from the date of the recording of this conveyance.

[Signatures and acknowledgments to follow]

EXHIBIT A

That certain real property located in Salt Lake County, Utah, more particularly described as follows:
Beginning North 491.70 feet and West 217.80 feet from the Southwest corner of the Northeast 1/4 of
Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°
30' East 277.26 feet to the Southeast Corner of Lot 89, Crown Colony Subdivision; thence North 25.0
feet; thence South 89° 47' East 439.58 feet; thence South 300.59 feet; thence West 442.0 feet to the point
of beginning.

LESS AND EXCEPTING THEREFROM that portion lying within 1665 East Street.

Tax Parcel No. 22-09-182-011