

U.S. Title File #SL11872HR

WHEN RECORDED MAIL TO:
COMPLEX 613 LLC
2062 East Walker Lane
Holladay, UT 84117

9303347
2/18/2005 3:39:00 PM \$11.00
Book - 9096 Pg - 1314
Gary W. Ott
Recorder, Salt Lake County, UT
US TITLE OF UTAH
BY: eCASH, DEPUTY - EF 1 P.

WARRANTY DEED

Fred H. Smith as Trustee of the Fred H. Smith Living Trust dated August 20, 1997

Grantor,

of Midvale, County of Salt Lake, State of Utah
hereby CONVEYS and WARRANTS to

COMPLEX 613, LLC

Grantee,

of Holladay, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of UTAH, to-wit

Beginning at a point on the North right-of-way line of 7200 South Street, Project No. STP-2116(I)0, said point being South 00°12'32" East 1218.26 feet (South 74 rods by record), West 394.35 feet along said project centerline from a Salt Lake County Surveyor's Monument at the intersection of said 7200 South Street and 700 East Street (West 24.0 rods by record), and North 2°00'00" West 45.07 feet from the Northeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 2°00'00" West 549.93 feet; thence West 128.71 feet; thence South 2°00'00" East 442.97 feet; thence East 21.06 feet; thence South 2°00'00" East 108.00 feet to a point 44.00 feet perpendicularly distant northerly from said centerline; thence parallel with said centerline East 92.60 feet to Engineers station 57+00 of said project; thence along said North right-of-way line North 86°02'23" East 15.05 feet to the point of beginning.

Less and excepting therefrom the following:

Beginning at a point South 00°12'32" East 1218.26 feet (South 74 rods by record), West 643.50 feet, North 02°00'00" West 550.97 feet; thence East 120.44 feet; thence South 02°00'00" East 442.97 feet from a Salt Lake County Surveyor's Monument at the intersection of 7200 South Street and 700 East Street, and North 02°00'00" West 44.03 feet from the Northeast Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence East 10 feet; thence North 02°00'00" West 120.00 feet; thence West 10 feet; thence South 02°00'00" East 120 feet to the point of beginning.

Tax I.D. # 22-30-227-103-0000

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2005 taxes and thereafter.

WITNESS the hand of said grantor, this 18th day of February, 2005

Fred H. Smith
FRED H. SMITH, trustee

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 18th day of February, 2005, personally appeared before me Fred H. Smith as Trustee of the Fred H. Smith Living Trust dated August 20, 1997, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

Hope L. Robertson
Notary Public

My Commission Expires: September 18, 2007
Residing at: Murray, Utah

