

WHEN RECORDED, MAIL TO:

Dennis K. Poole, Esq.
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, Utah 84107

14043281 B: 11386 P: 141 Total Pages: 3
11/17/2022 01:24 PM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

MTC # 324308

SPECIAL WARRANTY DEED

SCHMIDT BODY & PAINT, INC, a Utah corporation, Grantor, hereby conveys and warrants against all claiming by, through or under it, to LIBERTY CORNER ASSOCIATES, LLC, a Utah limited liability company, whose address is 6440 S. Wasatch Blvd., Suite 100, Salt Lake City, Utah 84121, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1: [15-12-458-002]

Commencing at a point 151.10 feet North from the Southwest corner of Lot 18, Fox's Subdivision, and running thence East 49.75 feet to the West line of a building; thence continuing East along the North face of the building pilasters 87.00 feet, more or less, to the East line of said building; thence continuing East 108.55 feet, (a total of 245.30 feet East); thence North 129.00 feet; thence West 245.30 feet; thence South 129.00 feet, to beginning, being a part of Block 23, Five Acre Plat "A" Big Field Survey.

ALSO,

The East 2.2 feet of Lot 15, Fox's Subdivision - North Part 129 feet according to the official plat thereof.

Less and excepting that portion of the subject property lying within the following described property, to wit.

Commencing at the Northwest corner of Lot 17, Fox's Subdivision, and running thence North 26 feet; hence West 16.5 feet; thence South 26 feet; thence East 16.5 feet to the point of beginning, according to the official plat thereof.

Also, less and excepting that portion of the subject property lying within 200 West Street nka 300 West Street.

Parcel 2: [15-12-458-001]

Commencing at the Northwest corner of Lot 17, Fox's Subdivision, and running thence North 26 feet; thence West 16.5 feet; thence South 26 feet; thence East 16.5 feet to the point of beginning, according to the official plat thereof.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO taxes and assessments not yet due and payable, all matters which would be disclosed by an accurate survey, and those certain permitted encumbrances described on Exhibit "A" attached hereto and incorporated by reference herein.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15 day of November, 2022.

SCHMIDT BODY & PAINT, INC. a Utah corporation

By: _____
Name: Barbara Schmidt
Title: Pres

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

On the 15th day of NOV, 2022, personally appeared before me Barbara Schmidt, the President of SCHMIDT BODY & PAINT, INC., a Utah corporation, the signer of the within instrument who duly acknowledged to me that he executed the same.



NOTARY PUBLIC

EXHIBIT "A"

(Permitted Exceptions)

1. An Ordinance:
Recorded: December 4, 1952 as Entry No. 1309172 in Book 970 at Page 411
of Official Records.

2. A Pole Line Easement;
To: Utah Power & Light Company
Recorded: January 14, 1969 as Entry No. 2273481 in Book 2722 at Page 181
of Official Records.

WHEN RECORDED, MAIL TO:

Dennis K. Poole, Esq.
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, Utah 84107

MTC# 306281

14043283 B: 11386 P: 160 Total Pages: 4
11/17/2022 01:26 PM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

SPECIAL WARRANTY DEED

SCHMIDT SIGN SERVICE INC, a Utah corporation, Grantor, hereby conveys and warrants against all claiming by, through or under it, to LIBERTY CORNER ASSOCIATES, LLC, a Utah limited liability company, whose address is 6440 S. Wasatch Blvd., Suite 100, Salt Lake City, Utah 84121, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1: [15-12-458-003]

Commencing at the Southwest corner of Lot 18, FOX'S SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah; and running thence North 151.10 feet; thence East 49.75 feet to the West line of a building; thence continuing East along the North face of the building pilasters 87.00 feet more or less to the East line of said building; thence continuing East 108.55 feet (a total of 245.30 feet East); thence South 151.10 feet; thence West 245.30 feet to beginning, being a part of Block 23, Five Acre Plat "A" Big Field Survey.

LESS AND EXCEPTING any and all portions lying within the legal bounds of 1300 South Street and 300 West Street

Parcel 2: [15-12-458-004]

The South 151.10 feet of the East 2.2 feet of Lot 15, FOX'S SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, being a part of Block 23, Five Acre Plat "A" Big Field Survey.

LESS AND EXCEPTING any and all portions lying within the legal bounds of 1300 South Street.

Parcel 3: [15-12-458-007]

The South half of Lots 12 and 13, FOX'S SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

EXCEPTING THEREFROM the following:

Commencing at the Southwest corner of Lot 13, FOX'S SUBDIVISION, which point is also North 89°56'37" East 307.33 feet, along the 1300 South Monument Line, and North 0°01'06" West 18.87 feet from the Salt Lake City Monument in the intersection of 1300

South and 300 West, and running thence North 0°01'06" West 6.07 feet, along the West property line; thence North 89°14'26" East 66.01 feet to the East property line; thence South 00°01'06" East 6.88 feet; thence South 89°56'37" West 66.0 feet along the South property line to the point of beginning.

Parcel 4: [15-12-458-011]

The North 1/2 of Lots 12 & 13, and all of Lot 14, FOX'S SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

Also, Commencing at the Northwest corner of Lot 14, of said FOX'S SUBDIVISION, thence North 26.0 feet; thence East 99.0 feet; thence South 26.0 feet; thence West 99.0 feet to the point of beginning.

LESS AND EXCEPTING any and all portion lying within the legal bounds of 1300 South Street.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO taxes and assessments not yet due and payable, all matters which would be disclosed by an accurate survey, and those certain permitted encumbrances described on Exhibit "A" attached hereto and incorporated by reference herein.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15 day of November, 2022.

SCHMIDT SIGN SERVICE INC. a Utah corporation

By: Karl W. Schmidt
Name: KARL WALTER SCHMIDT
Title: PRESIDENT

& BY: Barbara B. Schmidt, Sec./Treas.

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

On the 15th day of November, 2022, personally appeared before me Karl Walter Schmidt & Barbara B. Schmidt, President / Secretary of SCHMIDT SIGN SERVICE INC., a Utah corporation, the signer of the within instrument who duly acknowledged to me that he executed the same.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

(Permitted Exceptions)

1. An Ordinance:
Recorded: December 4, 1952 as Entry No. 1309172 in Book 970 at Page 411 of Official Records.
2. An Ordinance:
Recorded: November 12, 1958 as Entry No. 1621024 in Book 1559 at Page 330 of Official Records.
3. A Pole Line Easement:
To: Utah Power & Light Company
Recorded: January 14, 1969 as Entry No. 2273481 in Book 2722 at Page 181 of Official Records.
4. An Easement:
To: Salt Lake City Corporation
Recorded: March 16, 2001 as Entry No. 7845179 in Book 8434 at Page 7628 of Official Records.
5. An Abstract of Findings and Order:
Recorded: August 22, 2011 as Entry No. 11230680 in Book 9944 at Page 3829 of Official Records.

Mail Recorded Deed & Tax Notice To
Liberty Corner Associates, LLC,
6440 S Wasatch Blvd, Ste 100
Salt Lake City, UT 84121

14279889 B: 11513 P: 5853 Total Pages: 3
08/23/2024 04:26 PM By: srigny Fees \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LIBERTY CORNER ASSOCIATES, LLC
6440 S WASATCH BLVD STE 100 SALT LAKE CITY, UT 84121



SPECIAL WARRANTY DEED
This deed is given to consolidate
the legal description and tax parcel
numbers

Liberty Corner Associates, LLC, a Utah limited liability company,

GRANTOR(S), of Salt Lake, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Liberty Corner Associates, LLC, a Utah limited liability company,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah

SEE EXHIBIT A ATTACHED HERETO

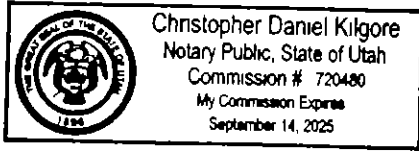
TAX ID NO.: 15-12-458-002, 15-12-458-003, 15-12-458-004, 15-12-458-007, 15-12-458-011 and 15-12-458-001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter, covenants, conditions, restrictions, reservations and easements of record, and all applicable zoning laws and ordinances

[Signature on following page]

Dated this 8/22/24

Liberty Corner Associates, LLC, a Utah limited liability company



BY Cowboy Partners, L C
a Utah limited liability company
its Manager

BY [Signature]
Name LEE DIAL
Title VICE PRESIDENT

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of August, 2024 before me, personally appeared Lee Dial, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Liberty Corner Associates, LLC, a Utah limited liability company

Christopher Daniel Kilgore
Notary Public

EXHIBIT A
Legal Description

LIBERTY CORNER CONSOLIDATED LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 89°55'47" EAST 18.97 FEET AND NORTH 0°01'06" WEST 18.88 FEET FROM THE SOUTHWEST CORNER OF LOT 18, FOX'S SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK "B" OF PLATS, AT PAGE 64, SAID POINT ALSO BEING SOUTH 00°01'36" EAST 288.15 FEET ALONG THE MONUMENT LINE OF 300 WEST STREET AND NORTH 89°58'24" EAST 29.03 FEET AND SOUTH 89°55'47" WEST 18.97 FEET FROM A FLAT BRASS CAP MONUMENT AT THE INTERSECTION OF SAID 300 WEST AND LUCY AVENUE, AND RUNNING THENCE NORTH 00°01'36" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF 300 WEST STREET 261.24 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LUCY AVENUE; THENCE NORTH 89°55'57" EAST ALONG SAID RIGHT OF WAY 324.63 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 12 OF SAID SUBDIVISION, THENCE SOUTH 00°10'12" EAST ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION THEREOF 273.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 1300 SOUTH STREET, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES 1) SOUTH 89°13'36" WEST 66.02 FEET, 2) SOUTH 89°13'23" WEST 244.35 FEET, 3) NORTH 43°30'24" WEST 21.76 FEET TO THE POINT OF BEGINNING

SURVEYED PARCEL CONTAINS 89,316 SQUARE FEET OR 2.050 ACRES