

AFTER RECORDING RETURN TO:

Central West Apartments, LLC  
423 W. Broadway, Suite 230  
Salt Lake City, Utah 84101

13365781  
8/19/2020 1:17:00 PM \$40.00  
Book - 11001 Pg - 8049-8052  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 4 P.

Parcel No. 15-01-151-015

## SPECIAL WARRANTY DEED

TJT Commercial Real Estate, LLC, a Utah limited liability company (“Grantor”), having an address of 190 E Roundtoft Drive, Salt Lake City, UT 84103, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, but only against Grantor’s own actions and no other actions (or inactions) of any other party whatsoever, to Central West Apartments, LLC, a Utah limited liability company (“Grantee”), having an address at 423 W. Broadway Suite 230, Salt Lake City, Utah 84101, the following described tract of land located in Salt Lake County, State of Utah:

See Exhibit A, attached hereto and incorporated herein by reference.

TOGETHER WITH all easements, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto; and together with all improvements located thereon.

SUBJECT ONLY TO those “Permitted Exceptions” set forth on Exhibit B attached hereto and incorporated herein by this reference.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 18<sup>th</sup> day of August, 2020.

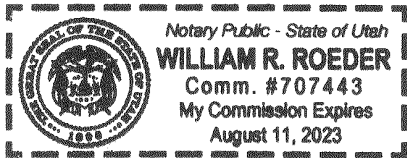
**GRANTOR:**

TJT Commercial Real Estate, LLC, a Utah limited liability company

By: [Signature]  
Name: Thomas J. Taylor  
Its: Manager

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

The foregoing instrument was acknowledged before me this 18 day of August, 2020, by Thomas J. Taylor, as MANAGER of TJT Commercial Real Estate, LLC, a Utah limited liability company.



[Signature]  
Notary Public

EXHIBIT A

Beginning at the Northwest corner of Lot 5, Block 63, Plat "A", Salt Lake City Survey, Salt Lake County, State of Utah, and running thence East 116.8 feet; thence South 165.0 feet; thence West 116.8 feet; thence North 165.0 feet to the point of beginning.

Together with a Four (4) foot strip of vacated street abutting on the West.

## EXHIBIT B

1. Claim, Right, Title or Interest to water or water rights whether or not shown by the Public Records.
2. Taxes for the year 2020, are now a lien, not yet due and payable. Taxes for the year 2019 were paid in the amount of \$13,975.90. Tax Serial No. 15-01-151-015.
3. A Special Assessment for Downtown Economic Development, Extension No. CBIA-19, payable in 3 equal annual installments. (Paid and current)  
  
Notice of Assessment Interest for the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-19 recorded April 23, 2019 as Entry No. 12972656, in Book 10772, at Page 4864 of Official Records.
4. Said property is included within the boundaries of Salt Lake City, and is subject to the charges and assessments thereof. (None now due and payable)
5. Said property is included within the boundaries of Metropolitan Water District of Salt Lake and Sandy, and is subject to the charges and assessments thereof. (None now due and payable)
6. Resolution No. 80 of 2000 to create Salt Lake City, Utah Central Business Improvement District No. DA-CBID-00 recorded December 12, 2000 as Entry No. 7779133, in Book 8407, at Page 6500 of Official Records. (None now due and payable)
7. Salt Lake City Ordinance No. 70 of 2005, Adopting the Central Community Master Plan, recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records. (None now due and payable)
8. Resolution No. 45 of 2018 designating an assessment area to be known as Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-19 recorded December 06, 2018 as Entry No. 12898312, in Book 10736, at Page 2971 of Official Records. (None now due and payable)
9. Easements, if any, for public utilities pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.
10. Memorandum of Commercial Revocable Permit wherein City has granted a permit to encroach on the property located at 579 West 200 South, Salt Lake City, Utah by way of installing a plastic curtain that attaches to an illuminated flat sign for the purpose of providing protection from the weather for the patrons of bricks, located on the North side of the building and into the public right of way recorded March 07, 2018 as Entry No. 12729143, in Book 10653, at Page 2917 of Official Records.
11. Matters disclosed by that certain ALTA/NSPS Land Title & Topography Survey, dated January 3, 2020, last revised January 23, 2020, prepared by Ensign Engineering, as Job No. 9575, certified by Patrick M. Harris, License No. 286882, including, but not limited to the following:
  1. Electrical Line running Easterly/Westerly said line crosses a portion of the existing building as shown on Survey.
  2. Sanitary Sewer Line running along the Easterly boundary as shown on Survey.
  3. Water Line along the West, as shown on Survey.
  4. Gas Line, and meter affecting the Westerly portion of the subject property as shown on survey.
  5. Electrical Line and meter affecting the Westerly portion of the subject property as shown on survey.
  6. Building overlap on the North, as shown on survey.
  7. Fence line discrepancies along the South, as shown on survey.