

13206080
2/28/2020 4:14:00 PM \$40.00
Book - 10903 Pg - 6652-6656
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED MAIL TO:

Cheney Law Group
2825 E. Cottonwood Pkwy, Suite 500
Cottonwood Heights, UT 84121
Attn: Brian C. Cheney

MAIL TAX NOTICES TO:

Midvale Creekview Borrower, LLC
4655 South 2300 East, Suite 205
Holladay, UT 84117

File No.: 119952-ETF

SPECIAL WARRANTY DEED

In Reference to Tax ID Number(s):

22-29-130-007, 22-29-130-008, 22-29-130-009, 22-29-130-011, 22-29-130-013, 22-29-130-017 and
22-29-130-019

WHEN RECORDED, MAIL TO:

Cheney Law Group
2825 E. Cottonwood Pkwy, Suite 500
Cottonwood Heights, UT 84121
Attn: Brian C. Cheney

SPECIAL WARRANTY DEED

MIDVALE CREEKVIEW HOLDINGS, LLC, a Delaware limited liability company, whose address is 4655 S. 2300 E., Suite 205, Holladay, Utah 84117, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, to **MIDVALE CREEKVIEW BORROWER, LLC, a Delaware limited liability company,** whose address is 4655 S. 2300 E., Suite 205, Holladay, Utah 84117, Grantee, the following described real property, situate in Salt Lake County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

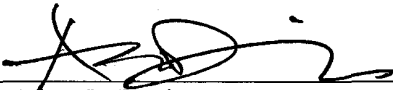
SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.

[signatures on following pages]

WITNESS my hand this 4 day of February, 2020.

GRANTOR:

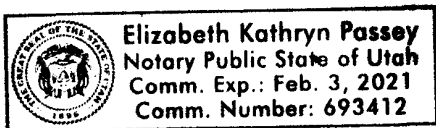
MIDVALE CREEKVIEW HOLDINGS, LLC,
a Delaware limited liability company

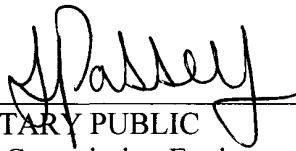
By: 
Name: Adam L. Davis
Title: Authorized Representative

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

On this 4th day of February, 2020, before me, a notary public, personally appeared Adam L. Davis, who being by me duly sworn did say that he is the Authorized Representative of Midvale Creekview Holdings, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of the said limited liability company.

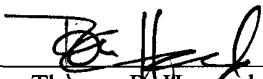
WITNESS my hand and official seal.




NOTARY PUBLIC
My Commission Expires: 2/3/21

[signatures continue on following page]

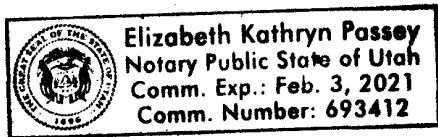
MIDVALE CREEKVIEW HOLDINGS, LLC (cont.):

By: 
Name: Thomas R. Henriod
Title: Authorized Representative

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

On this 1st day of February, 2020, before me, a notary public, personally appeared Thomas R. Henriod, who being by me duly sworn did say that he is the Authorized Representative of Midvale Creekview Holdings, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of the said limited liability company.

WITNESS my hand and official seal.





NOTARY PUBLIC
My Commission Expires: 2/3/21

EXHIBIT A TO SPECIAL WARRANTY DEED

A parcel of land situate within the Northwest Quarter of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Midvale City, County of Salt Lake, State of Utah and being more particularly described as follows:

Beginning at a point on the east line of 900 East Street, per that certain Warranty Deed conveyed to the Utah Department of Transportation (UDOT), Recorded June 12, 1972, as Entry No.: 2462515, on file with the Salt Lake County Recorder's Office, said point being South 66°14'47" East, along the South Union Avenue centerline, a distance of 64.71 feet, and North 23°45'13" East, perpendicular to said centerline, a distance of 33.00 feet, from the monument at the intersection of South Union Avenue and 900 East Street, (*Basis of Bearing being South 69°34'15" East, between monuments found at 900 East and 1000 East Street*) said point of beginning also being East, a distance of 1771.37 feet and South, a distance of 1436.43 feet, from the Northwest corner of said Section 29; and running thence North 0°10'59" East, along the east right-of-way line of said 900 East Street, a distance of 226.80 feet, to the south line of parcel described in Entry No.: 7735662; thence South 88°19'41" East, along said south line, a distance of 87.69 feet, to the southeast corner thereof; thence South 1°00'00" West, along the west line and the extension thereof of that certain tract of land described in Entry No.: 5477935, a distance of 87.21 feet; thence South 81°31'53" East, a distance of 53.47 feet; thence North 18°00'46" East, a distance of 6.83 feet, to the southeast corner of said tract; thence North 10°53'16" East, along the east line of said tract and line retraced per record of survey S2004-12-1151, a distance of 215.28 feet, to a point in the southerly line of North Union Avenue, said point being 33.00 perpendicularly distant to the centerline of said North Union Avenue; thence South 71°59'14" East, along the said southerly line, a distance of 392.38 feet, to a point in the northwesterly line of the East Jordan Canal (66.00 feet wide), per Judgement of Condemnation, recorded April 27, 1923, in Book 11-T, at Page 183; thence southwesterly along the arc of a 444.80 feet radius non-tangent curve to the right, through a central angle of 20°14'23", a distance of 157.13 feet, subtended by a long chord bearing South 32°24'51" West, a distance of 156.31 feet, to a point of tangency; thence South 42°32'03" West, continuing along said northwesterly line of East Jordan Canal, a distance of 279.41 feet, to a point on the northerly line of South Union Avenue, said point being 40.00 feet perpendicularly distant to the centerline thereof; thence along the said northerly line of South Union Avenue, the following four (4) courses: (1) North 70°03'40" West, a distance of 65.71 feet; (2) North 66°14'48" West, a distance of 90.89 feet; (3) South 6°30'39" West, a distance of 7.33 feet; (4) North 66°14'47" West, a distance of 149.89 feet, to the point of beginning.