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5/22/2020 10:57:00 AM \$40.00
Book - 10948 Pg - 2095-2100
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE AZ
BY: eCASH, DEPUTY - EF 6 P.

RECORDING REQUESTED BY
AND WHEN RECORDED
MAIL DOCUMENT TO:
First American Title
Attn: Sally Pearson
2425 E. Camelback, Ste 300
Phoenix, AZ 85016

**COURTESY RECORDING
NO TITLE LIABILITY**

SPECIAL WARRANTY DEED

THIS DOCUMENT IS BEING RE-RECORDED FOR THE PURPOSE OF:

Adding the missing signature of the notary public.

WHEN RECORDED, MAIL TO:

Reed Smith LLP
225 Fifth Avenue
Pittsburgh, PA 15222
Attn: Jessica Rose

MAIL TAX NOTICE TO:

SCF RC FUNDING IV LLC
902 Carnegie Center Blvd., Suite 520
Princeton, NJ 08540
Attn: Michelle Giegling

Tax Parcel Nos.: 14-26-476-015-000
14-26-476-011-000

SPECIAL WARRANTY DEED

FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SCF RC FUNDING III LLC**, a Delaware limited liability company ("Grantor"), whose address is 902 Carnegie Center Blvd., Suite 520, Princeton, NJ 08540, Attn: Michelle Giegling, hereby conveys to **SCF RC FUNDING IV LLC**, a Delaware limited liability company ("Grantee"), whose address is 902 Carnegie Center Blvd., Suite 520, Princeton, NJ 08540, Attn: Michelle Giegling, Grantor's right, title and interest in, to and under all that certain tract of land situated in West Valley City, Salt Lake County, State of Utah, and more fully described in Exhibit A together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "Property"), subject to current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose (hereinafter called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances thereunto in anywise belonging unto Grantee,

56087
Salt Lake County, Utah

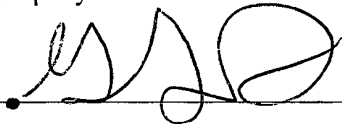
~~43212196~~
~~3/9/2020 11:27:00 AM \$40.00~~
~~Book - 10907 Pg - 2612-2615~~
~~RASHELLE HOBBS~~
~~Recorder, Salt Lake County, UT~~
~~FIRST AMERICAN TITLE - AZ~~
~~BY: eCASH, DEPUTY - EF 4 P.~~

its successors and assigns forever; and Grantor does hereby bind itself to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee against every person whomsoever lawfully claiming through or under Grantor, but not otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 20th
day of May, 2020 and made effective May 20, 2020.

SCF RC FUNDING III LLC, a Delaware limited liability company

By: 

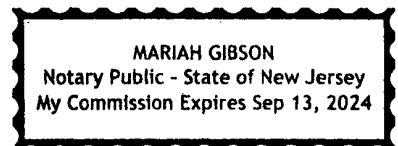
Name: Gregg Seibert

Time: COO & EVP

STATE OF NEW JERSEY)
)
COUNTY OF MERCER)

BE IT REMEMBERED, that on this 20th day of May, 2020, before me, the subscriber, personally appeared Gregg Seibert, who, being by me duly sworn on his/her oath, does make proof to my satisfaction that he/she is the COO & EVP of Essential Properties OP G.P., LLC, a Delaware limited liability company, the general partner to Essential Properties, L.P., a Delaware limited partnership, the manager of SCF RC Funding III LLC, a Delaware limited liability company, the company named in the within instrument; that the execution as well as the making of the within instrument by said individual has been duly authorized by the members of said company; that he/she signed and delivered the said instrument in such capacity as aforesaid; that the within instrument was signed and delivered by him/her as and for his/her voluntary act and deed and as and for the voluntary act and deed of the limited liability company.


Notary Public



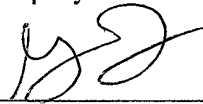
(SEAL)
My Commission Expires: 9.13.2024

[Deed – Utah]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 13
day of February, 2020*

*and made effective
February 21, 2020.

SCF RC FUNDING III LC a Delaware limited
liability company

By: 

Name: Gregg Seibert
COO & EVP

Time: _____

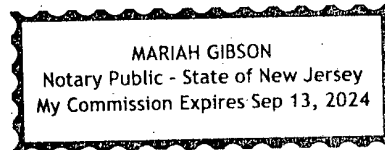
STATE OF NEW JERSEY)
)
COUNTY OF MERCER)

BE IT REMEMBERED, that on this 13th day of February, 2020, before me, the subscriber, personally
appeared Gregg Seibert, who, being by me duly sworn on his/her oath, does make proof to
my satisfaction that he/she is the COO & EVP of Essential Properties OP G.P., LLC, a
Delaware limited liability company, the general partner to Essential Properties, L.P., a Delaware limited
partnership, the manager of SCF RC Funding III LLC, a Delaware limited liability company, the
company named in the within instrument; that the execution as well as the making of the within
instrument by said individual has been duly authorized by the members of said company; that he/she
signed and delivered the said instrument in such capacity as aforesaid; that the within instrument was
signed and delivered by him/her as and for his/her voluntary act and deed and as and for the voluntary act
and deed of the limited liability company.

Notary Public

(SEAL)

My Commission Expires: 9.13.2029



[Deed - Utah]

EXHIBIT A

LEGAL DESCRIPTION

Real property commonly identified as 3420 and 3316 South 5600 West in West Valley City, County of Salt Lake, State of Utah;

BEING the same premises that HD MAGNA, LLC by deed dated December 28, 2016 and recorded on December 30, 2016 in the Office of the Recorder of Salt Lake County, Utah, at Document Number 12445316, Book 10516, Page 6473, granted and conveyed unto SCF RC FUNDING III LLC, the Grantor herein;

and and described as follows:

PARCEL 1:

Beginning at a point which is North 0°09'50" West along the section line 354.24 feet and South 89°50'10" West 53.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°50'10" West 170.00 feet; thence North 0°09'50" West 2.50 feet; thence South 89°50'10" West 59.50 feet; thence North 0°09'50" West 72.88 feet; thence South 89°50'10" West 217.38 feet; thence South 0°08'47" East 5.00 feet; thence South 89°50'10" West 113.12 feet ; thence North 0°09'50" West 5.00 feet ; thence South 89°50'10" West 40.00 feet; thence North 0°09'50" West 200.00 feet ; thence North 89°50'10" East 321.00 feet; thence North 0°09'50" West 7.12 feet; thence North 89°50'10" East 49 .50 feet; thence North 0°09'50" West 60.00 feet; thence North 89°50'10" East 119.00 feet; thence South 0°09'50" East 49.50 feet; thence North 89°50'10" East 110.50 feet; thence South 0°09'50" East 293.00 feet to the point of beginning. Together with:

PARCEL 2:

An undivided 33.49% interest in and to the following described detention parcel:

Beginning at a point which is South 89°59'10" West along the Section line 653.00 feet and North 0°09'50" West 1346.60 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°59'10" West 237.00 feet; thence North 0°09'50" West 185.30 feet; thence North 89°59'10" East 237.00 feet; thence South 0°09'50" East 185.30 feet to the point of beginning.