WHEN RECORDED, RETURN TO:

CAB Group NT II, L.C. P.O. Box 540478 North Salt Lake, UT 84054

Salt Lake County Tax Parcel No. 08-34-353-038-0000

13258553 4/30/2020 1:16:00 PM \$40.00 Book - 10936 Pg - 6498-6499 RASHELLE HOBBS Recorder, Salt Lake County, UT FIRST AMERICAN TITLE BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

For good and valuable consideration, NACEY FAMILY, L.C., a Utah limited liability company (the "Grantor"), located and having a mailing address at 2442 N.W. Westover Road, Unit #402, Portland, OR, 97210, hereby CONVEYS AND WARRANTS, against all claims arising by, through, or under Grantor, but not otherwise, to CAB GROUP NT II, L.C. (the "Grantee"), located and having a mailing address at 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, UT, 84054, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Salt Lake County, Utah, as more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO TAXES FOR THE CURRENT YEAR AND SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, ENCUMBRANCES, EASEMENTS, COVENANTS, AND OTHER MATTERS OF RECORD IN THE OFFICIAL REAL ESTATE RECORDS OF SALT LAKE COUNTY, UTAH, AND ANY OTHER MATTERS WHICH MAY BE DISCLOSED BY A PHYSICAL INSPECTION OR SURVEY OF THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, the Grantor has executed this special warranty deed this 29 day of April, 2020.

NACEY FAMILY, L.C.,

a Utah limited liability company

By: Down Bullings, Manager

STATE OF <u>Oregon</u>)
ss
COUNTY OF Multnoman)

The foregoing Special Warranty Deed was acknowledged before me this 29 day of April, 2020, by Bonnie Billings, the Manager of NACEY FAMILY, L.C., a Utah limited liability company.

OFFICIAL STAMP

MARCUS ROBERT MARTINEZ

NOTARY PUBLIC - OREGON

COMMISSION NO. 991050

MY COMMISSION EXPIRES SEPTEMBER 05, 2023

NOT ARY STONATURE AND SEAL

EXHIBIT "A" TO SPECIAL WARRANTY DEED

Property: 1955 West North Temple Street, Salt Lake City, UT 84116

BEGINNING NORTH 89°12'01" EAST 504.03 FEET MORE OR LESS AND NORTH 700.45 FEET MORE OR LESS FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°58'38" EAST 175 FEET; SOUTH 210 FEET; WEST 175 FEET; NORTH 210 FEET TO BEGINNING.

LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO UTAH TRANSIT AUTHORITY BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 04, 2010 AS ENTRY NO. 10892412 IN BOOK 9801 AT PAGE 9352 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, INCIDENT TO THE CONSTRUCTION OF THE "AIRPORT LIGHT RAIL TRANSIT PROJECT"; A UTAH TRANSIT AUTHORITY PROJECT, KNOWN AS "ALRT", AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT AND THE SOUTHERLY RIGHT OF WAY LINE OF NORTH TEMPLE STREET, WHICH POINT IS 34.69 FEET SOUTH 00°04'57" WEST AND 504.03 FEET NORTH 89°12'01" EAST AND 700.61 FEET NORTH (RECORD 700.45 FEET NORTH) FROM THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°58'38" EAST 160.97 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 87°09'19" WEST 161.17 FEET TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 7.93 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

Salt Lake County Tax Parcel No. 08-34-353-038-0000