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3/13/2019 12:44:00 PM \$20.00
Book - 10760 Pg - 1436-1438
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Council Crest Apartments, LP
3021 Citrus Circle, Suite 130
Walnut Creek, CA 94598
Attn: Chuck Bond



File No.: 106015-CAH

SPECIAL WARRANTY DEED

Century Properties Incorporated, a Utah corporation, also shown of record as Century Properties, Inc.

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

Council Crest Apartments, LP a Delaware limited partnership

GRANTEE(S) of Walnut Creek, State of California

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.: 16-05-160-001, 16-05-160-003, 16-05-160-004, 16-05-160-005 and 16-05-160-006 (for reference purposes only)

TOGETHER, with all and singular the hereditaments and appurtenances thereto belonging, or in any wise appertaining, the reversion or reversions, remainder and remainders, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in Jaw or in equity, of, in and to the above bargained premises.

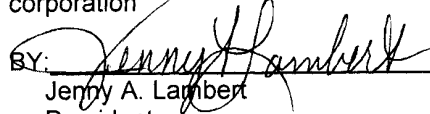
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its heirs and assigns forever. Grantor, for itself and its successor and assigns, does covenant and agree that it shall **WARRANT AND FOREVER DEFEND** the above-bargained premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming title to the whole or any part thereof by, through or under Grantor but not otherwise, in each case except for the following matters:

1. Taxes and assessments which are a lien, but which are not yet billed, or are billed but are not yet due and payable and any assessments not shown on the public record; standby fees and taxes for the year 2019 and subsequent years and subsequent assessments for prior years due to change in the land usage or ownership;

2. The rights of tenants, as tenants only with no right of purchase, under all leases affecting the above-bargained premises.

Dated this 13th day of March, 2019.

Century Properties Incorporated, a Utah corporation

BY: 
Jenny A. Lambert
President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 13th day of March, 2019, personally appeared before me Jenny A. Lambert, who being by me duly sworn did say that she is the President of Century Properties Incorporated, a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Jenny A. Lambert acknowledged to me that said corporation executed the same.


Notary Public

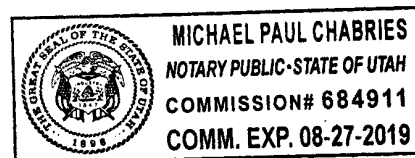


EXHIBIT A

Being all of the following described parcels of land located in Salt Lake County, State of Utah:

PARCEL 1:

Beginning at the Northwest corner of Lot 5, Block 40, Plat "B", Salt Lake City Survey and running thence East 5 rods; thence South 7 rods; thence West 5 rods; thence North 7 rods to the point of beginning.

PARCEL 2:

Beginning 82.5 feet East of the Northwest corner of Lot 5, Block 40, Plat "B", Salt Lake City Survey and running thence East 31 feet; thence South 165 feet; thence West 31 feet; thence North 165 feet to the place of beginning.

PARCEL 2A:

A right of way as contained in Warranty Deed recorded December 31, 1991 as Entry No. 5176902 in Book 6393 at Page 1275, described as follows:

Beginning 113.5 feet East of the Northwest corner of Lot 5, Block 40, Plat "B", Salt Lake City Survey and running thence East 12 feet; thence South 165 feet; thence West 12 feet; thence North 165 feet to the point of beginning.

PARCEL 3:

Beginning 113.5 feet East of the Northwest corner of Lot 5, Block 40, Plat "B", Salt Lake City Survey and running thence East 84.5 feet; thence South 10 rods; thence West 84.5 feet; thence North 10 rods to the point of beginning.

PARCEL 4:

Beginning at a point 5 rods and 8 feet West of the Northeast corner of Lot 5, Block 40, Plat "B", Salt Lake City Survey and running thence South 10 rods; thence West 2 rods 8.5 feet; thence North 10 rods; thence East 2 rods 8.5 feet to the point of beginning.

PARCEL 4A:

A right of way as contained in Warranty Deed recorded September 1, 1989 as Entry No. 4818363 in Book 6156 at Page 62, described as follows:

Beginning at a point 5 rods West of the Northeast corner of said Lot 5 and running thence South 10 rods; thence West 8 feet; thence North 10 rods; thence East 8 feet to the point of beginning.

PARCEL 5:

Beginning at a point 3 rods West of the Northeast corner of Lot 5, Block 40, Plat "B", Salt Lake City Survey and running thence West 41 feet; thence South 10 rods; thence East 41 feet; thence North 10 rods to the place of beginning.