

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

12948798
3/13/2019 1:40:00 PM \$14.00
Book - 10760 Pg - 1793-1795
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 108740-CAH

SPECIAL WARRANTY DEED

Viva Corporation

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

Stratton 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.: 16-06-204-010 (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.

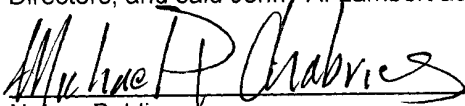
Viva Corporation

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 Viva Corporation, 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

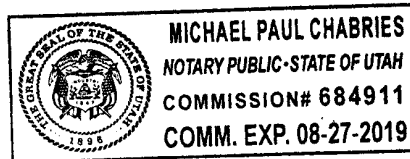


EXHIBIT A

A tract of land located in Salt Lake County, State of Utah, more particularly described as follows:

Commencing 22.5 feet North from the Southwest corner of Lot 3, Block 62, Plat "B", Salt Lake City Survey; thence North 93 feet; thence East 16 rods; thence South 7 rods; thence West 5 rods; thence North 22.5 feet; thence West 11 rods to the place of beginning.