

Mail Recorded Deed and Tax Notice To:
Vista 9 Apartments, LLC
620 South State Street
Salt Lake City, UT 84111

12765226
5/2/2018 12:30:00 PM \$23.00
Book - 10670 Pg - 8829-8834
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.



File No.: 91055-TF / 102391-ETF

SPECIAL WARRANTY DEED

BG Draper Office Owner 4, L.C., a Utah limited liability company

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

Vista 9 Apartments, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah
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.: 33-01-205-002 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 30th day of April, 2018.

BG Draper Office Owner 4, L.C., a Utah limited liability company

By: The Boyer Company, L.C., a Utah limited liability company
Its: Manager

By: signed in counterpart
Brian W. Gochnour
Manager

By: KC Gardner Company, L.C., a Utah limited liability company
Its: Manager

By: [Signature]
Christian K. Gardner
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

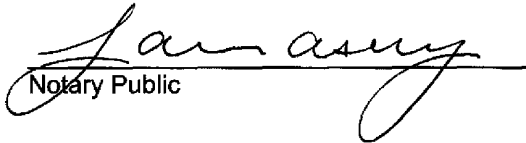
On the ____ day of _____, 2018, personally appeared before me Brian W. Gochnour, who acknowledged himself to be the Manager of The Boyer Company, L.C., a Utah limited liability company, who is the Manager of BG Draper Office Owner 4, L.C., a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On the 30th day of April, 2018, personally appeared before me Christian K. Gardner, who acknowledged himself to be the Manager of KC Gardner Company, L.C., a Utah limited liability company, who is the Manager of BG Draper Office Owner 4, L.C., a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



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COTTONWOOD
TITLE

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Dated this 20th day of April, 2018.

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Its: Manager

By: 

Brian W. Gochnour
Manager

By: KC Gardner Company, L.C., a Utah limited liability company
Its: Manager

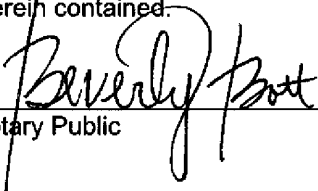
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Christian K. Gardner
Manager

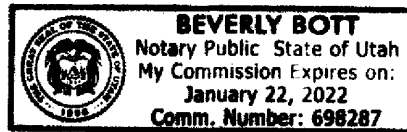
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Notary Public

EXHIBIT A

Beginning at a point on the South line of 13490 South Street said point being North 89°58'27" West 94.48 feet along the section line and South 627.59 feet from the North quarter corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°47'50" East 739.26 feet along the South line of said 13490 South Street to the West line of Utah Power and Light Corridor; thence South 35°55'53" West 723.76 feet along the West line of said Utah Power and Light Corridor to the North line of the Bangerter Highway; thence Southwesterly 317.78 feet along the arc of a 2,371.59 foot radius curve to the left (center bears South 03°04'34" East and the chord bears South 83°05'07" West 317.54 feet with a central angle of 07°40'38") along the North line of said Bangerter Highway; thence North 00°03'47" East 626.89 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the construction of a highway known as Project No. S-0154(70)1, being part of an entire tract of property situate in Governmental Lots 2 and 3 of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Westerly boundary line of said entire tract 94.67 feet North 89°58'34" West along the North line of said Section 1 and 1,249.14 feet South 00°02'15" West from the North quarter corner of said Section 1, said point is also approximately 82.00 feet radially distant Northerly from the Bangerter Highway control line opposite Engineer Station 177+19.68 and running thence Easterly along the arc of a 2,378.59-foot radius non-tangent curve to the right, concentric with and 82.00 feet radially distant Northerly from said control line (Note: center bears South 10°45'03" East) 188.83 feet through a delta of 04°32'55" (Note: chord to said curve bears North 81°31'25" East for a distance of 188.78 feet) to a point opposite Engineer Station 179+02.00; thence North 80°20'15" East 139.69 feet to the beginning of a 2,391.09-foot radius non-tangent curve to the right concentric with and 94.50 feet radially distant Northerly from said control line opposite Engineer Station 180+36.00; thence Easterly along the arc of said curve 5.77 feet through a delta of 00°08'18" (Note: chord to said curve bears North 86°55'54" East for a distance of 5.77 feet) to the Easterly boundary line of said entire tract at a point opposite Engineer Station 180+41.55; thence South 35°54'38" West 25.03 feet along said Easterly boundary line to a point in a 2,371.59-foot radius non-tangent curve to the left in the Northerly right of way and no-access line of the existing highway State Route 154 (Note: center bears South 03°05'53" East); thence Westerly along the arc of said curve 318.09 feet through a delta of 07°41'05" (Note: chord to said curve bears South 83°03'35" West for a distance of 317.85 feet) along said right of way and no-access line to the Southwest corner of said entire tract; thence North 00°02'15" East 7.13 feet along said Westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

ALSO LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the construction of a highway known as Project No. S-0154(70)1, being part of an entire tract of property situate in Governmental Lots 2 and 3 of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract in the Southerly right of way line of 13490 South Street which corner is 94.67 feet North 89°58'34" West along the North line of said Section 1 and 629.86 feet South 00°02'15" West from the North quarter corner of said Section 1, said corner is also approximately 36.00 feet perpendicularly distant Southerly from the 600 West Street control line of said project opposite Engineer Station 378+93.70 and running thence South 89°49'22" East 739.26 feet along said Southerly right of way line to the Northeast corner of said entire tract; thence South 35°54'38" West 28.50 feet along the Easterly boundary line of said entire tract to a point 59.13 feet perpendicularly distant Southerly from said control line; thence North 84°06'44" West 61.62 feet to a line parallel with and 53.00 feet perpendicularly distant Southerly from said control line opposite Engineer Station 385+55.00; thence North 89°49'22" West 661.26 feet along said parallel line to a point in the Westerly boundary line of said entire tract; thence North 00°02'15" East 17.00 feet along said Westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Also being described by survey as follows:

Beginning at a point on the South line of 13490 South Street said point being North 89°58'27" West 94.49 feet along the section line and South 644.60 feet from the North quarter corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°47'50" East 661.26 feet along the South line of said 13490 South Street; thence South 84°04'57" East 61.62 feet along the South line of said 13490 South Street to the West line of Utah Power and Light Corridor; thence South 35°55'53" West 672.26 feet along the West line of said Utah Power and Light Corridor to the North line of Bangerter Highway; thence Westerly 4.63 feet along the arc of a 2,391.09 foot radius curve to the left (center bears South 03°01'35" East and the chord bears South 86°55'05" West 4.63 feet with a central angle of 00°06'40") along the North line of Bangerter Highway; thence South 80°20'15" West 139.69 feet along the North line of Bangerter Highway; thence Westerly 188.50 feet along the arc of a 2,378.59 foot radius curve to the left (center bears South 06°12'08" East and the chord bears South 81°31'39" West 188.45 feet with a central angle of 04°32'26") along the North line of Bangerter Highway; thence North 00°03'47" East 604.49 feet to the point of beginning.

Tax Id No.: 33-01-205-002