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10/29/2019 12:48:00 PM \$40.00
Book - 10852 Pg - 3550-3554
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 5 P.

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO,
AND SEND TAX NOTICES TO:

Vidovich-Nexus L.P.
960 N. San Antonio Road #114
Los Altos, California 94022
Attention: John Vidovich

APN: 16-08-182-025
MNT#: 67706

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, 9TH AND 9TH PROPERTY, LLC, a Delaware limited liability company ("Grantor"), hereby conveys and specially warrants, only against those claiming by, through or under Grantor, and not others, to VIDOVICH-NEXUS L.P., a California limited partnership ("Grantee"), all that certain real property (the "Property") situated in the County of Salt Lake, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein.

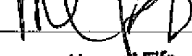
THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO:

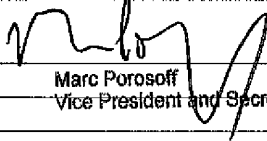
- (i) the lien of all real estate taxes and assessments not yet delinquent as of the date hereof;
- (ii) all local, state and federal laws, rules, ordinances and governmental regulations, including but not limited to, building and zoning laws, rules, ordinances and regulations now or hereafter in effect relating to the Property;
- (iii) all rights of tenants in possession; and
- (iv) all items appearing of record or which would be disclosed by an accurate survey of the Property.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed dated as of October 19, 2019.

GRANTOR:

9TH AND 9TH PROPERTY, LLC,
a Delaware limited liability company

By: 
Name: Howard Eife
Title: Vice President

By: 
Name: Marc Porosoff
Title: Vice President and Secretary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Connecticut)
County of Fairfield) ss

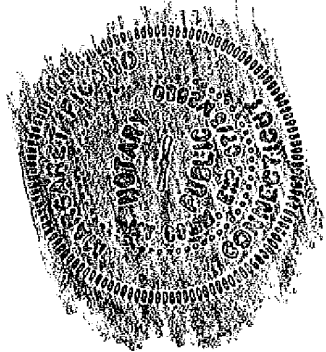
On October 25, 2019 before me, Margaret Ficano, a Notary Public, personally appeared Howard Fife, who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{Connecticut} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Margaret Ficano

(Seal)



MARGARET FICANO
Notary Public, State of Connecticut
My Commission Expires July 31, 2020

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Connecticut)
) ss
County of Fairfield)

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a Notary Public, personally appeared Max Porosoff, who proved to me
on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within
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behalf of which the person (s) acted, executed the instrument.

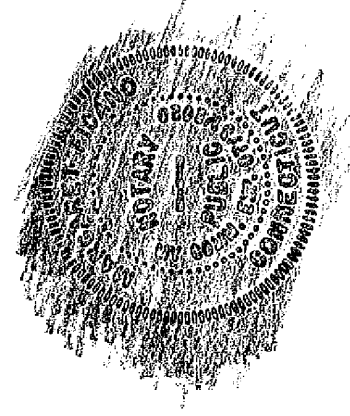
I certify under PENALTY OF PERJURY under the laws of the State of Connecticut that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Margaret Ficano

(Seal)

 MARGARET FICANO
Notary Public, State of Connecticut
My Commission Expires July 31, 2020



[Nexus]

EXHIBIT A
Legal Description

All that certain real property in the County of Salt Lake, State of Utah, described as follows:

The East 99 feet of Lots 22, 23, and 24; the North 1/2 of Lot 26 and part of Lot 25, Block 3, BELMONT SUBDIVISION, described as follows: Beginning at the Northeast corner of said Lot 25, and running thence South 25.0 feet; thence West 157.0 feet; thence North 14.7 feet; thence East 57.65 feet; thence North 10.3 feet; thence East 99.35 feet to the point of beginning.

The South one-half of Lot 26 and all of Lot 27, Block 3, BELMONT SUBDIVISION, in the City of Salt Lake, County of Salt Lake, State of Utah, according to the plat thereof recorded in the Office of the County Recorder of said County.

Combined Legal Description:

Beginning at the Northeast corner of Lot 22, Block 3, of the BELMONT SUBDIVISION, in Salt Lake City, County of Salt Lake, State of Utah, according to the Official Record thereof, and running thence South 00°00'24" East 187.19 feet (187.1 feet record) to the Southeast corner of Lot 27 of said Block 3, thence South 89°57'14" West 157.08 feet (157.00 feet record) along the Southerly lot line to the Southwest corner of said Lot 27 and the Easterly line of an existing alley way; thence North 00°00'24" West 64.70 feet along the Easterly line of said alley way; thence North 89°57'14" East 57.65 feet; thence North 00°00'24" West 10.30 feet; thence North 89°57'14" East 0.38 feet; thence North 00°00'24" West 112.21 feet to the Northerly lot line of said Lot 22; thence North 89°57'51" East 99.05 feet (99 feet record) along said lot line to the point of beginning.