

11751459  
10/30/2013 3:25:00 PM \$13.00  
Book - 10189 Pg - 870-871  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, RETURN TO:

MITCHELL & BARLOW, P.C.  
Boston Building  
Nine Exchange Place, Suite 600  
Salt Lake City, Utah 84111  
Attention: John R. Barlow, Esq.

**SPECIAL WARRANTY DEED**

For good and valuable consideration, INVESTORS WARRANTY OF AMERICA, INC., an Iowa corporation (the "Grantor"), located and having a mailing address at 4333 Edgewood Road N.E., Cedar Rapids, Iowa 52499-5220, hereby conveys and warrants against all who claim by, through or under the Grantor, but not otherwise, to (a) STAY TP SANDY, LLC, a Utah limited liability company, located and having a mailing address at 360 North 700 West, Suite G, North Salt Lake, Utah 84054, as to an undivided 44.8987% interest, and (b) SEELOS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership, located and having a mailing address at 4285 West 1385 South, Salt Lake City, Utah 84104, as to an undivided 55.1013% interest, those certain tracts of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon (if any), situated in Salt Lake County, Utah, as more particularly described in attached Exhibit "A" (the "Property").

DATED as of the 30<sup>th</sup> day of October, 2013.

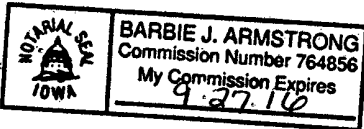
INVESTORS WARRANTY OF AMERICA, INC., an Iowa corporation

By: *Thomas J. Schefter*  
Print Name: Thomas J. Schefter  
Title: Vice President

STATE OF IOWA )  
 ) ss.  
COUNTY OF LINN )

This instrument was acknowledged before me on October 28<sup>th</sup>, 2013, by Thomas J. Schefter, as Vice President of INVESTORS WARRANTY OF AMERICA, INC., an Iowa corporation.

*Barbie J. Armstrong*  
(SIGNATURE OF NOTARIAL OFFICER) (SEAL)



**Exhibit "A"**

**Description of Property**

That certain real property located in Salt Lake County, Utah, more particularly described as follows:

**PARCEL 1:**

BEGINNING AT A POINT BEING NORTHWEST CORNER OF SANDY PARKWAY PLAT "B", AND ALSO BEING ON THE SOUTH LINE OF 9000 SOUTH STREET, SAID POINT BEING SOUTH 89°58'11" EAST 1015.74 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°00'41" EAST 17.02 FEET ALONG THE EXTENSION OF WEST LINE OF SAID SANDY PARKWAY PLAT "B", FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°00'41" EAST 526.43 FEET ALONG THE WEST LINE OF SAID SANDY PARKWAY PLAT "B"; THENCE NORTH 89°59'43" WEST 537.46 FEET; THENCE NORTH 443.70 FEET TO THE SOUTH LINE OF 9000 SOUTH STREET; THENCE NORTH 89°53'45" EAST 120.07 FEET ALONG THE SOUTH LINE OF SAID 9000 SOUTH STREET; THENCE NORTH 78°49'15" EAST 425.35 FEET ALONG THE SOUTH LINE OF SAID 9000 SOUTH STREET TO THE POINT OF BEGINNING.

**PARCEL 1A:**

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR FACILITATING FIRE PROTECTION AND PREVENTION RESPECTING THE BUILDING AND IMPROVEMENTS, AS CREATED IN EASEMENT RECORDED MAY 07, 2004, AS ENTRY NO. 9057075, IN BOOK 8985, AT PAGE 662, AS FOLLOWS:

BEGINNING AT A POINT BEING NORTHWEST CORNER OF SANDY PARKWAY PLAT "B", AND ALSO BEING ON THE SOUTH LINE OF 9000 SOUTH STREET, SAID POINT BEING SOUTH 89°58'11" EAST 1015.74 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°00'41" EAST 543.45 FEET TO AND ALONG THE EXTENSION OF THE WEST LINE OF SAID SANDY PARKWAY PLAT "B" FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°00'41" EAST 12.00 FEET ALONG THE WEST LINE OF SAID SANDY PARKWAY PLAT "B"; THENCE NORTH 89°59'43" WEST 537.46 FEET; THENCE NORTH 12.00 FEET; THENCE SOUTH 89°59'43" EAST 537.46 FEET TO THE POINT OF BEGINNING.

**PARCEL 1B:**

TOGETHER WITH AND SUBJECT TO THE TERMS, CONDITIONS AND OBLIGATIONS CONTAINED IN THAT DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, BY AND BETWEEN TAI-PAN SANDY, LLC (FKA TAI-PAN HOLDINGS, LLC) AND M & T INVESTMENTS, LLC, RECORDED AUGUST 28, 2006, AS ENTRY NUMBER 9826185 IN BOOK 9341 AT PAGE 9748 OF OFFICIAL RECORDS.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, AND OTHER MATTERS OF PUBLIC RECORD AS MAY BE DISCLOSED BY A RECORD EXAMINATION OF TITLE OR A PHYSICAL INSPECTION OR SURVEY OF SAID PROPERTY.

Tax Parcel No. 27-01-301-014

12659220  
11/15/2017 11:03:00 AM \$12.00  
Book - 10619 Pg - 6911-6912  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 2 P.

When Recorded Return to:

Stephen Tumblin  
Bennett Tueller Johnson & Deere  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121

Parcel No. 27-01-301-~~011~~<sup>029</sup>-0000

**SPECIAL WARRANTY DEED**

SEELOS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership ("Grantor"), whose address is 4285 West 1385 South, Salt Lake City, Utah 84104, for good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor an undivided 1.6549% interest to STAY TP SANDY, LLC, a Utah limited liability company ("Grantee"), whose address is 360 North 700 West, Suite G, North Salt Lake, Utah 84054, in the following real property situated in Salt Lake County, State of Utah, more particularly described as set forth on Exhibit A.

DATED this 14 day of November, 2017.

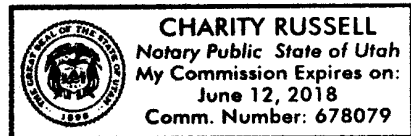
SEELOS FAMILY LIMITED PARTNERSHIP

By: *Martin Seelos*  
Its: MANAGING PARTNER

State of Utah }  
County of Salt Lake } ss.

On this 14 day of NOV, 2017, before me, a Notary Public in and for the State, personally appeared Martin Seelos, known or identified to me (or proved to me on the oath of personally known) to be the managing partner of Seelos Family Limited Partnership, a Utah limited partnership who executed the instrument and acknowledged to me that such limited partnership executed the same.

*Charity Russell*  
Notary Public



**EXHIBIT A**

Lot 4, TAI-PAN SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.