

Mail Recorded Deed and Tax Notice To:
Decker Station Apartments, LLC
Attn: Tom Henriod
4655 S. 2300 E., Ste. 205
Holladay, UT 84117

13650032
4/30/2021 3:32:00 PM \$40.00
Book - 11167 Pg - 2359-2361
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 139972-TOF

SPECIAL WARRANTY DEED

2EF WVC, LLC, a Utah limited liability company

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

Decker Station Apartments, LLC, a Utah limited liability company

GRANTEE(S) of Holladay, 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.: 15-28-276-038 and 15-28-276-040 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 29th day of APRIL, 2021.

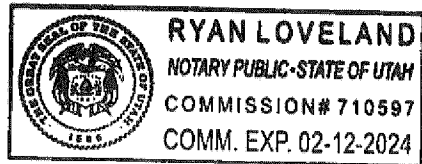
2EF WVC, LLC, a Utah limited liability company

BY: [Signature]
Paul M. Jensen
Manager

COUNTY OF SALT LAKE

On the 29 day of APRIL, 2021, personally appeared before me Paul M. Jensen, who acknowledged himself to be the Manager of 2EF WVC, LLC, 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.

[Signature]
Notary Public



Dated this 29 day of APRIL, 2021.

2EF WVC, LLC, a Utah limited liability company

BY: [Signature]
Mark Green
Manager

COUNTY OF SALT LAKE

On the 29 day of APRIL, 2021, personally appeared before me Mark Green, who acknowledged himself to be the Manager of 2EF WVC, LLC, 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.

[Signature]
Notary Public

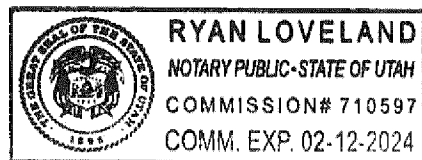


EXHIBIT A
Legal Description

PROPOSED DECKER STATION SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 2E & 2F AND A PORTION OF LOT 2G, E-CENTER RETAIL SUBDIVISION, LOT 2 SECOND AMENDED SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2015P AT PAGE 171, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2F, SAID POINT BEING NORTH 0°02'04" WEST ALONG THE SECTION LINE 40.00 FEET AND SOUTH 89°56'00" WEST 162.63 FEET FROM THE EAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT THE FOLLOWING THREE COURSES: 1) SOUTH 89°56'00" WEST 249.02 FEET, 2) NORTH 0°10'38" EAST 9.56 FEET, 3) NORTH 78°41'28" WEST 12.24 FEET TO A SOUTHWESTERLY CORNER OF SAID LOT 2F; THENCE NORTH ALONG THE WEST LINE EXTENDED OF SAID LOT 2E & 2F A DISTANCE OF 403.76 FEET TO THE NORTHERLY LINE OF SAID LOT 2G; THENCE SOUTH 85°29'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 305.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 2G; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOTS THE FOLLOWING FOUR COURSES: 1) SOUTH 00°00'27" EAST 340.83 FEET, 2) SOUTH 21°45'26" WEST 21.43 FEET, 3) SOUTH 49°38'36" WEST 46.39 FEET, 4) SOUTH 0°07'18" WEST 0.62 FEET TO THE POINT OF BEGINNING.