

AFTER RECORDING RETURN TO:

North Temple LIHTC, LLC  
423 W. Broadway, Suite 230  
Salt Lake City, Utah 84101

13469235  
11/20/2020 3:01:00 PM \$40.00  
Book - 11065 Pg - 2270-2277  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 8 P.

Parcel No. 08-34-353-054

118082-CAY

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## SPECIAL WARRANTY DEED

J.I.C., LLC, a Washington limited liability company (“Grantor”), having an address of 605 First Avenue Suite 600, Seattle, Washington 98104, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, but only against Grantor’s own actions and no other actions (or inactions) of any other party whatsoever, to North Temple LIHTC, LLC a Utah limited liability company (“Grantee”), having an address at 423 West 300 South, Suite 230, Salt Lake City, Utah 84101, the following described tract of land located in Salt Lake County, State of Utah:

See Exhibit A, attached hereto and incorporated herein by reference.

TOGETHER WITH all easements, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto; and together with all improvements located thereon.

SUBJECT ONLY TO those “Permitted Exceptions” set forth on Exhibit B attached hereto and incorporated herein by this reference.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 19th day of November, 2020.

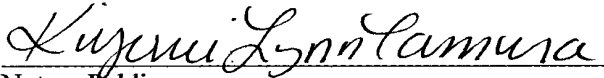
**GRANTOR:**

J.I.C., LLC, a Washington limited liability company

By:   
Name: Jonathon Diamond  
Its: Manager

STATE OF WASHINGTON )  
                                  )ss:  
COUNTY OF KING        )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of November, 2020, by Jonathon Diamond, as Manager of J.I.C., LLC, a Washington limited liability company.

  
Notary Public

Kiyomi Lynn Tamura  
State of Washington  
Notary Public  
Commission No. 178972  
My Commission Expires 6/10/2023

**EXHIBIT "A" TO SPECIAL WARRANTY DEED**

**PROPERTY DESCRIPTION**

Lot 1, 1925 WEST NORTH TEMPLE SUBDIVISION, according to the official plat thereof recorded June 26, 2020 as Entry No. 13310777 in Book 2020P at Page 157.

Tax Id No.: 08-34-353-054

**EXHIBIT "B" TO SPECIAL WARRANTY DEED**

**PERMITTED EXCEPTIONS**

The Title Commitment Exceptions are as follows:

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2021, a lien not yet due and payable.
10. Intentionally deleted by Title Company.
11. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.

NOTE: None due and payable at Date of Policy.

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Claim, right, title or interest to water or water rights whether or not shown by the public records.
14. Pole Line Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded November 27, 1957, as Entry No. 1567108, in Book 1463, at Page 448.
15. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded April 19, 1973, as Entry No. 2533458, in Book 3306, at Page 15.

16. An easement for ingress, egress and regress as created by that certain Warranty Deed recorded May 15, 1974 as Entry No. 2621883 in Book 3587 at Page 22 and that certain Agreement recorded May 15, 1974 as Entry No. 2621884 in Book 3587 at Page 24 of official records.
17. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded October 1, 1974, as Entry No. 2655196, in Book 3692, at Page 493.
18. Intentionally deleted by Title Company.
19. Intentionally deleted by Title Company.
20. Intentionally deleted by Title Company.
21. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded October 3, 1980, as Entry No. 3485264, in Book 5159, at Page 528.
22. Intentionally deleted by Title Company.
23. Intentionally deleted by Title Company.
24. Declaration and Grant of Easements by and between Robert H. Breinholt and Jane T. Breinholt, jointly and severally, as individuals and Heber S. Jacobsen, an individual, dated April 8, 1994 and recorded April 11, 1994 as Entry No. 5791610 in Book 6915 at Page 2902.
25. Terms and conditions contained in that certain Easement and Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547 in Book 7835 at Page 2526 and in that certain Agreement recorded April 21, 2000 as Entry No. 7622378 in Book 8356 at Page 6020.
26. Declaration and Grant of Easements by and between Listeners Community Radio of Utah, Inc. and Heber S. Jacobsen, an individual, dated April 18, 2000 and recorded April 21, 2000 as Entry No. 7622377 in Book 8356 at Page 6011.
27. Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 2, 2008 and recorded October 3, 2008, as Entry No. 10534986, in Book 9648, at Page 6088.
28. Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 2, 2008 and recorded October 3, 2008, as Entry No. 10534987, in Book 9648, at Page 6092.
29. Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation,

d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 14, 2008 and recorded October 15, 2008, as Entry No. 10542033, in Book 9651, at Page 3598.

30. Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 14, 2008 and recorded October 15, 2008, as Entry No. 10542034, in Book 9651, at Page 3602.
31. Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded October 24, 2008, as Entry No. 10548479, in Book 9653, at Page 7671.
32. Abstract of Findings and Order wherein the request for a special exception to install two public utility structures for electrical power in the CC Commercial Corridor and BP Business Park Zoning Districts was granted, recorded October 31, 2008 as Entry No. 10553119 in Book 9655 at Page 6309.
33. Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 14, 2008 and recorded January 8, 2009, as Entry No. 10594025, in Book 9672, at Page 5227.
34. Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 14, 2008 and recorded January 8, 2009, as Entry No. 10594027, in Book 9672, at Page 5233.
35. Abstract of Findings and Order wherein the request to develop a new commercial parking lot and mini-warehouse was granted with conditions, dated October 15, 2008 and recorded February 11, 2009 as Entry No. 10620408 in Book 9684 at Page 9779.
36. Declaration of Easement by Diamond Parking Inc., a Washington corporation for a nonexclusive and perpetual right-of-way and easement, together with all necessary accessories and appurtenances thereto, and incidental purposes, by instrument dated June 9, 2009 and recorded June 19, 2009, as Entry No. 10733921, in Book 9737, at Page 3705.

37. Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded September 30, 2010, as Entry No. 11043142, in Book 9864, at Page 1575.
38. Underground Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded September 30, 2010, as Entry No. 11043143, in Book 9864, at Page 1579.  
  
Corrective Right of Way Easement recorded October 25, 2010 as Entry No. 11059997 in Book 9871 at Page 7554.
39. Intentionally deleted by Title Company.
40. Intentionally deleted by Title Company.
41. Intentionally deleted by Title Company.
42. Intentionally deleted by Title Company.
43. Intentionally deleted by Title Company.
44. Intentionally deleted by Title Company.
45. Intentionally deleted by Title Company.
46. Intentionally deleted by Title Company.
47. Subject to the following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of November 16, 2020, as Job No. 9372A, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:
  - a. Existing utilities including but not limited to storm drain lines, storm drain catch basins and clean outs, power lines, power poles, electric boxes, electric meters and electric manholes, TV lines, water valves, water meters and manholes and water lines, sanitary sewer manhole(s), utility boxes and manholes, communications boxes, and traffic signal control boxes located on and across the Land without dedicated easements and any prescriptive easement rights associated with the same
  - b. Existing fences inside of the Southeasterly boundaries of the Land
48. Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the Land, recorded March 27, 2020 as Entry No. 13228727, in Book 10917, at Page 3056.
49. Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the Land, recorded March 27, 2020 as Entry No. 13228728, in Book 10917, at Page 3065.
50. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain,

operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded September 30, 1953, as Entry No. 1345948, in Book 1038, at Page 32.

NOTE: The exact location of the easement cannot be determined because the document was recorded without a legal description and/or a legible exhibit depicting the exact location of the easement.

51. Easements, notes and restrictions as shown on the recorded plat of 1925 West North Temple Subdivision recorded June 26, 2020 as Entry No. 13310777 in Book 2020P at Page 157.



Mail Recorded Deed and Tax Notice To:  
Gardner Batt Holdings, LLC, a Utah limited liability company  
423 West Broadway, Suite 230  
Salt Lake City, UT 84101

13572435  
2/19/2021 1:58:00 PM \$40.00  
Book - 11121 Pg - 6416-6419  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.



File No.: 130256-CAY

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## SPECIAL WARRANTY DEED

Gardner Batt Holdings, LLC, a Utah limited liability company.

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

North Temple LIHTC, 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:

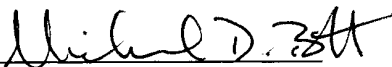
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 08-34-353-038 (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 18 day of February, 2021.


Gardner Batt Holdings, LLC, a Utah limited liability company

By:   
Michael D. Batt, its Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 18 day of February, 2021, personally appeared before me Michael D. Batt, who being by me duly sworn did say that he is the Manager of Gardner Batt Holdings, LLC, a Utah limited liability company, and has signed, with authority, on behalf of the limited company.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

BEGINNING NORTH 89°12'01" EAST 504.03 FEET, MORE OR LESS, AND NORTH 700.45 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°58'38" EAST 175 FEET; SOUTH 210 FEET; WEST 175 FEET; NORTH 210 FEET TO THE BEGINNING.

LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO UTAH TRANSIT AUTHORITY BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 4, 2010 AS ENTRY NO. 10892412 IN BOOK 9801 AT PAGE 9352 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, INCIDENT TO THE CONSTRUCTION OF THE "AIRPORT LIGHT RAIL TRANSIT PROJECT"; A UTAH TRANSIT AUTHORITY PROJECT, KNOWN AS "ALRT", AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT AND THE SOUTHERLY RIGHT OF WAY LINE OF NORTH TEMPLE STREET, WHICH POINT IS 34.69 FEET SOUTH 00°04'57" WEST AND 504.03 FEET NORTH 89°12'01" EAST AND 700.61 FEET NORTH (RECORD 700.45 FEET NORTH) FROM THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°58'38" EAST 160.97 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 87°09'19" WEST 161.17 FEET TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 7.93 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

Mail Recorded Deed and Tax Notice To:  
North Temple LIHTC, LLC, a Utah limited liability company  
423 West 300 South Suite 230  
Salt Lake City, UT 84101

13579815  
2/26/2021 10:10:00 AM \$40.00  
Book - 11126 Pg - 835-838  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.



File No.: 126339-CAY

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## SPECIAL WARRANTY DEED

LISTENERS COMMUNITY RADIO OF UTAH, INC., a Utah non-profit 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

North Temple LIHTC, 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:

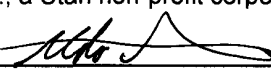
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 08-34-353-032 (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 26th day of February, 2021.

LISTENERS COMMUNITY RADIO OF UTAH,  
INC., a Utah non-profit corporation

By:   
Aldo Arnone, authorized signatory

STATE OF UTAH

COUNTY OF SALT LAKE

On the 26<sup>th</sup> day of February, 2021, personally appeared before me Aldo Arnone, who being by me duly sworn did say that he is an authorized signatory on behalf of Listeners Community Radio of Utah, Inc., a Utah non-profit Corporation, and acknowledged that he signed the foregoing instrument on behalf of said corporation by authority granted by said Board.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Beginning at a point North 89°58'38" East 501.33 feet and South 00°04'57" West (South in some instruments of record) 66.60 feet and South 00°11'08" West (South in some instruments of record) 210.00 feet and South 89°58'38" West 0.20 feet and South 00°03'01" West (South 00°14'09" West in some instruments of record) along an existing fence line 121.51 feet from a Salt Lake City Survey monument, said Salt Lake City monument being North 739.33 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said section corner being an unmarked County Survey monument located at the South right-of-way line of the Salt Lake Garfield and Western Railroad, said survey monument also being South 89°58'38" West 2577.29 feet from a Salt Lake City survey monument located at the intersection of North Temple Street and Redwood Road, and said point of beginning also being on the South line of property conveyed to STEVSIM, INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548 in Book 7835 at Page 2538 of the official records of the Salt Lake County Recorder and running South 00°03'01" West along an existing fence line 158.58 feet; thence South 89°58'38" West 156.17 feet; thence North 00°11'08" West 115.96 feet; thence North 19°39'22" West 14.99 feet; thence North 00°11'08" West 28.50 feet, more or less, to the South line of the said STEVSIM, INC. property; thence North 89°58'38" East along said South line 161.82 feet, more or less, to the point of beginning.

PARCEL 1A:

The non-exclusive easements, appurtenant to Parcel 1 above, for vehicular and pedestrian access, ingress, and egress, as set forth and defined in that certain Easement and Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547 in Book 7835 at Page 2526 in the official records of the Salt Lake County Recorder.

LESS AND EXCEPTING THEREFROM the portions conveyed to the Utah Transit Authority, a public transit district organized and existing pursuant to Utah Law, in that certain Warranty Deed recorded May 17, 2010 as Entry No. 10953630 in Book 9826 at Page 1210 of the official records of the Salt Lake County Recorder, and in that certain Warranty Deed recorded May 17, 2010 as Entry No. 10953632 in Book 9826 at Page 1214 of the official records of the Salt Lake County Recorder.

PARCEL 1B:

The non-exclusive easement, appurtenant to Parcel 1 above, for ingress and egress, as set forth and defined in that certain Declaration and Grant of Easements recorded April 21, 2000 as Entry No. 7622377 in Book 8356 at Page 6011 in the official records of the Salt Lake County Recorder.