

When recorded return to:  
ALPHA-AQUI355, LLC  
c/o Dusty Baker Urban Communities, LLC  
166 East 14000 South, Suite 110  
Draper, Utah 84020  
130975-CAB

13534448  
1/15/2021 10:00:00 AM \$40.00  
Book - 11099 Pg - 6024-6028  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

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Parcel No. 16064020070000

### SPECIAL WARRANTY DEED

The UPPER COLORADO RIVER COMMISSION, an interstate administrative water agency ("Grantor"), whose street address is 355 South 400 East, Salt Lake City, Utah 84111, hereby sells and conveys to ALPHA-AQUI355, LLC, a Utah limited liability company ("Grantee"), whose street address is c/o Dusty Baker Urban Communities, LLC, 166 East 14000 South, Suite 110, Draper, Utah 84020, the real property in Salt Lake City, County of Salt Lake, and State of Utah described on Exhibit A attached hereto and made a part hereof, with all its appurtenances, and warrants the title to the same against all persons claiming under Grantor, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

The street address for the foregoing property is: 355 South 400 East, Salt Lake City, Utah 84111.

Effective as of this 14<sup>th</sup> day of January, 2021.

*[signatures on following pages]*

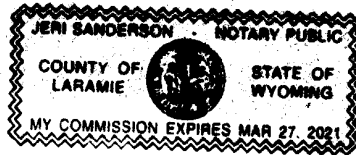
UPPER COLORADO RIVER COMMISSION,  
an interstate administrative water agency

By:   
Print Name: Patrick Tyrrell  
Title: Vice-Chair

STATE OF WYOMING     )  
  : ss  
COUNTY OF Laramie     )

This instrument was acknowledged before me on January 7, 2021, by Patrick Tyrrell as Vice-Chair of the UPPER COLORADO RIVER COMMISSION, an interstate administrative water agency.

  
NOTARY PUBLIC  
My Commission Expires: 3/27/2021





**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

**LEGAL DESCRIPTION**

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

**Beginning 6 rods South of the Northwest corner of Lot 4, Block 37, Plat "B", Salt Lake City Survey and running thence South along the West line of said lot, 3 1/2 rods; thence East 10 rods; thence North 3 1/2 rods; thence West 10 rods to the place of beginning.**

The aforementioned legally described property is further defined as being Parcel No. 16-06-402-007-0000 in accordance with the Salt Lake County Property Assessor and constitutes approximately .22 acres.

**EXHIBIT B  
TO  
SPECIAL WARRANTY DEED**

**TITLE EXCEPTIONS**

1. Property taxes for the year 2021 not yet due and payable.
2. Charges and assessments of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, and Depot District Redevelopment Plan not yet due and payable.
3. 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.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead transmission lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the East boundary of the subject Land, as evidenced by a visual inspection.
6. Any facts, rights, interests or claims that may exist or arise by reason of the matters disclosed by the ALTA/NSPS Survey made by Civil Engineering Surveying, dated September 14, 2020, designated as Project No. 20-239-01, including without limitation, the following:
  - a. Overhead transmission lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), without the benefit of a recorded easement.