

RECORDING REQUESTED BY:

Connor Irish, Esq
Dorsey & Whitney, LLP
50 S 6th Street, Suite 1500
Minneapolis, MN

13499266
12/15/2020 2:43:00 PM \$40.00
Book - 11080 Pg - 8630-8635
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MOUNTAIN VIEW TITLE & ESCROW
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED MAIL TO:

STELLAR SALT LAKE OFFICE, LLC
6415 S 3000 E, Ste 100
Salt Lake City, Utah 84121
Attn: Adam Benton

SEND TAX STATEMENT TO:

STELLAR SALT LAKE OFFICE, LLC
6415 S 3000 E, Ste 100
Salt Lake City, Utah 84121
Attn: Adam Benton

TAX ID Nos. 22-29-104-013-0000
22-29-104-016-0000
22-29-104-017-0000

SPACE ABOVE THIS LINE FOR RECORDERS USE

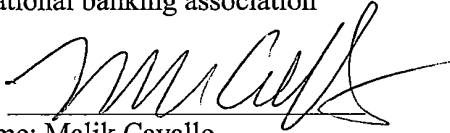
SPECIAL WARRANTY DEED

U.S. BANK NATIONAL ASSOCIATION, a national banking association, (“Grantor”), whose address is US Bancorp Center, BC-MN-H21R, 800 Nicollet Mall, Minneapolis, Minnesota 55402-4302, for Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys and warrants, against all who claim by, through or under Grantor, to STELLAR SALT LAKE OFFICE, LLC, a Utah limited liability company (“Grantee”), whose street address is 6415 S 3000 E, Ste 100, Salt Lake City, Utah 84121 the real property in the County of Salt Lake and State of Utah legally described on Exhibit A attached hereto, with all its appurtenances and warrants the title against all persons claiming under Grantor, subject, however, to all matters set forth on Exhibit B hereto.

Executed to be effective the 15th day of December, 2020

.GRANTOR:

U.S. BANK NATIONAL ASSOCIATION,
a national banking association

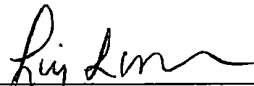
By: 
Name: Malik Cavallo
Its: Vice President

ACKNOWLEDGMENT

STATE OF MINNESOTA)
)
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 11th day of December, 2020 by Malik Cavallo, as Vice President of U.S. Bank National Association, a national banking association.

Witness my hand and official seal.


Notary Public

My Commission Expires:
Jan 31, 2024

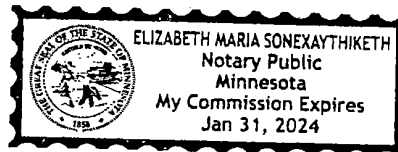


EXHIBIT A

Legal Description of Property

The Land is described as follows: Real property in the County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

BEGINNING AT A POINT SOUTH 1056.096 FEET AND EAST 742.338 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 15°30' EAST 115 FEET, MORE OR LESS, TO THE SOUTH LINE OF FORT UNION; THENCE NORTHEASTERLY ALONG SOUTH LINE OF SAID STREET 268.28 FEET, MORE OR LESS; THENCE SOUTH 15°30' WEST 159 FEET, MORE OR LESS; THENCE SOUTH 71° WEST 240.9 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM A PARCEL OF LAND IN FEE FOR AN EXPRESSWAY KNOWN AS PROJECT NO. 0150, AS DISCLOSED BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED MAY 31, 1973, IN BOOK 3338, AT PAGE 337, AS ENTRY NO. 2543509 AND BEING PART OF AN ENTIRE TRACT OF PROPERTY, IN THE NW 1/4 NW 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID ENTIRE TRACT AND THE CENTER LINE OF SURVEY OF SAID PROJECT AT HIGHWAY CENTERLINE STATION 8+83.6 WHICH POINT IS 866.54 FEET SOUTH AND 801.17 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 29; AND RUNNING THENCE NORTH 15°30' EAST 97.37 FEET TO A POINT 69.0 FEET RADIALLY DISTANT NORTHWESTERLY FROM SAID CENTER LINE; THENCE EASTERLY ALONG AN 887.51 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 226.74 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID ENTIRE TRACT, CHORD BEARS NORTH 70°35'38" EAST 226.12 FEET; THENCE SOUTH 15°30' WEST 142.14 FEET ALONG SAID EASTERLY LINE TO A POINT 54.0 FEET RADIALLY DISTANT SOUTHEASTERLY FROM SAID CENTER LINE; THENCE WESTERLY ALONG A 764.51 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 207.43 FEET, CHORD BEARS SOUTH 65°05'23" WEST 206.80 FEET; THENCE SOUTH 57°19' WEST 41.95 FEET, MORE OR LESS, TO SAID WESTERLY LINE; THENCE NORTH 15°30' EAST 80.69 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM A PARCEL OF LAND IN FEE FOR AN EXPRESSWAY KNOWN AS PROJECT NO. 0150, AS DISCLOSED BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED AUGUST 17, 1973, IN BOOK 3397, AT PAGE 141, AS ENTRY NO. 2562446, AND FOR A CUL-DE-SAC FOR 7200 SOUTH STREET BEING PART OF AN ENTIRE TRACT OF PROPERTY, IN THE NW 1/4 NW 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND

MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID ENTIRE TRACT AND THE CENTER LINE OF SURVEY OF SAID PROJECT APPROXIMATELY AT HIGHWAY CENTER LINE STATION 3+86.17, WHICH POINT IS APPROXIMATELY 1137.31 FEET SOUTH AND 370.41 FEET EAST FROM THE NW CORNER OF SAID SECTION 29; AND RUNNING THENCE NORTH 26.68 FEET; THENCE WEST 8.00 FEET; THENCE NORTH 47.04 FEET, MORE OR LESS, TO A POINT 69.0 FEET RADIALLY DISTANT NORTHWESTERLY FROM SAID CENTER LINE; THENCE EASTERLY ALONG A 749.51 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 52.65 FEET, CHORD BEARS NORTH 59°25'15" EAST 52.64 FEET; THENCE NORTH 57°19' EAST 404.51 FEET TO A POINT OF TANGENCY WITH AN 887.51 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 90.92 FEET, MORE OR LESS, ALONG THE ARC OF SAID CURVE TO THE EASTERLY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 15°30' WEST 200.48 FEET TO A POINT 69.0 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CENTER LINE; THENCE SOUTH 57°19' WEST 234.10 FEET; THENCE SOUTH 18°12'40" EAST 30.03 FEET, MORE OR LESS, TO AN EXISTING STREET; THENCE SOUTH 71°47'20" WEST 110.49 FEET TO A POINT OF TANGENCY WITH A 603.62 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 30.75 FEET ALONG THE ARC OF SAID 603.62 FOOT RADIUS CURVE TO AN EAST LINE OF SAID ENTIRE TRACT; THENCE SOUTH 56.19 FEET; THENCE WEST 79.20 FEET; THENCE NORTH 19.80 FEET; THENCE WEST 2.00 FEET; THENCE NORTH 63.32 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT B, 750 EAST UNION COMMERCIAL SUBDIVISION AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING A POINT OF INTERSECTION ALONG SAID EAST LINE AND ALSO BEING SOUTH 1070.84 FEET AND EAST 734.80 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 71°47'20" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH UNION AVENUE 118.31 FEET; THENCE SOUTH 18°12'40" EAST 66.0 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH UNION AVENUE AND A POINT OF INTERSECTION ON THE EASTERLY LINE OF SAID 750 EAST UNION COMMERCIAL SUBDIVISION; THENCE SOUTH 71°47'20" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SUBDIVISION BOUNDARY LINE 118.31 FEET TO A SOUTHEASTERLY CORNER OF SAID 750 EAST UNION COMMERCIAL SUBDIVISION; THENCE NORTH 18°12'40" WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION 66.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH UNION AVENUE, SAID POINT BEING SOUTH 1070.84 FEET AND EAST 734.80 FEET AND NORTH 71°47'20" EAST 118.31 FEET FROM THE NORTHWEST CORNER OF SECTION

29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 71°47'20" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 70.47 FEET TO A POINT OF CURVATURE; THENCE ALONG A 796.94 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°19'03", A DISTANCE OF 46.15 FEET; THENCE SOUTH 14°53'29" EAST 66.0 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH UNION AVENUE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 730.94 RADIUS CURVE TO THE LEFT AND SAID SOUTH RIGHT-OF-WAY LINE, (CENTER BEAR SOUTH 14°53'29" EAST) THROUGH A CENTRAL ANGLE OF 03°19'03", A DISTANCE OF 42.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71°47'20" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE 70.49 FEET; THENCE NORTH 18°12'40" WEST 66.0 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
800 East Fort Union Boulevard, Midvale, UT 84047

EXHIBIT B

Permitted Encumbrances

All matters which would be disclosed by an accurate survey of, or inspection of, the Property Easements, rights of way, restrictions, covenants, declarations, agreements, and all matters of record as of December 15, 2020.

General, state, county and city taxes and assessments for the year 2020 and prior years. All taxes due and payable as of December 15, 2020 have been paid in full.