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2/16/2018 12:29:00 PM \$14.00
Book - 10647 Pg - 8654-8656
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

Cosmo Hotels Management, LLC
Attn: Jagmohan Dhillon
8000 Warren Parkway, Suite 206
Frisco, TX 75034

APN: 07-35-476-004-0000

NCS - 859653

(space above for Recorder's use only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **SUBURBAN LAND RESERVE, INC.**, a Utah corporation ("Grantor"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to **COSMO HOTELS MANAGEMENT, LLC**, a Texas limited liability company, whose address is 8000 Warren Parkway, Suite 206, Frisco, TX 75034 ("Grantee"), all right, title and interest in and to the real property located in Salt Lake County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity; and

RESERVING specifically unto Grantor all water rights, including shares of stock in water companies, minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, under the above-described land, provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

4811-4061-0139

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 16th day of February 2018.

SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: *R. Steven Romney* *SM*
R. Steven Romney, President

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 16th day of February 2018, before me personally appeared R. STEVEN ROMNEY, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, who executed the within instrument on behalf of said corporation for its stated purpose.



Marilyn F. Nielson
Notary Public

Exhibit A

REAL PROPERTY DESCRIPTION

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

LOT 12A, BONNEVILLE CENTER PLAT E - 1ST AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 8, 2013, AS ENTRY NO. 11756861, IN BOOK 2013P OF PLATS AT PAGE 234 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE.