

SEND TAX NOTICES TO:

BMF IV UT BROADMOOR VILLAGE LLC
111 EAST SEGO LILY DRIVE, SUITE 400
SANDY, UTAH 84070

13699835
6/24/2021 12:24:00 PM \$40.00
Book - 11196 Pg - 698-701
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

CT-144308-CAF

Tax ID Numbers: 21-32-226-011, 21-32-204-030, 21-32-226-006 and 21-32-226-004

SPECIAL WARRANTY DEED

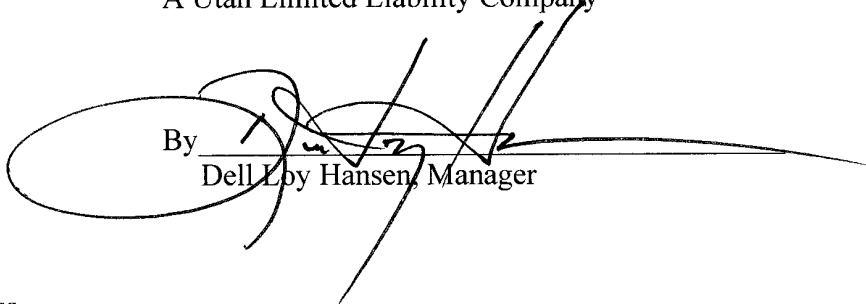
BROADMOOR VILLAGE APARTMENTS, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it, but not otherwise, to BMF IV UT BROADMOOR VILLAGE LLC, a Delaware limited liability company, Grantee, of 111 East Segó Lily Drive, Suite 400, Sandy, Utah 84070, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" attached.

This Special Warranty Deed is made and accepted expressly subject to the matters set forth in Exhibit "B" attached hereto and made a part hereof for all purposes.


WITNESS, the hand of said Grantor this 21st day of June, 2021.

BROADMOOR VILLAGE APARTMENTS, LLC
A Utah Limited Liability Company

By 
Dell Loy Hansen, Manager

STATE OF UTAH)
: ss.
County of CACHE)

On the 21st day of June, 2021, personally appeared before me Dell Loy Hansen, the Manager of BROADMOOR VILLAGE APARTMENTS, LLC.

 **NATHAN EDWARDS**
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 04/28/2024
Commission # 711687


NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the South line of 7800 South Street said point being South 89°57'09" West 1400.44 feet along the section line and South 40.00 feet from the Northeast corner of Section 32, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°57'09" East 521.83 feet along the South line of 7800 South Street; thence South 222.40 feet; thence South 23°55'09" West 472.00 feet; thence South 66°04'51" East 210.00 feet to the Westerly line of the Old Bingham Highway; thence South 23°55'09" West 46.50 feet along said Westerly line; thence North 66°04'51" West 441.00 feet; thence North 63.04 feet; thence North 67°30'00" West 108.71 feet; thence North 497.63 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that property conveyed to Utah Department of Transportation by Warranty Deed recorded April 8, 2009, as Entry No. 10669636, in Book 9707, Page 9588, of Official Records, and described as follows:

A parcel of land in fee, being part of an entire tract of property situate in the NE1/4NE1/4 and NW1/4NE1/4 of Section 32, T.2S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Westerly boundary line of said entire tract which point is 1,400.44 feet S.89°57'09"W. and 48.00 feet South from the Northeast Corner of said Section 32 said point is also approximately 48.00 feet perpendicularly distant Southerly from the control line of said project opposite engineer station 530+05.80; and running thence N.89°57'09"E. 521.83 feet to the Easterly boundary line of said entire tract; thence South 1.00 foot along said Easterly boundary line to a line parallel with and 49.00 feet perpendicularly distant Southerly from said control line; thence S.89°57'09"W. 521.83 feet along said parallel line to the Westerly boundary line of said entire tract; thence North 1.00 foot along said Westerly boundary line to the point of beginning.

PARCEL 2:

Beginning at a point which is South 89°57'09" West 1400.44 feet along the section line and South 537.63 feet from the Northeast corner of Section 32, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 67°30'00" East 108.71 feet; thence South 63.04 feet; thence South 66°04'51" East 441.00 feet to the West line of the Old Bingham Highway said point being 40.00 feet perpendicularly distant from the center of Bingham Highway; thence South 23°55'09" West 454.62 feet along said highway; thence North 66°04'51" West 127.02 feet; thence West 601.74 feet to the East line of Broadmoor Estates Plats 1, 2 and 3; thence North 248.92 feet along said East line; thence North 45°00'00" East 563.72 feet along said East line to the point of beginning.

PARCEL 3:

Beginning at a point which is South 89°57'09" West 807.88 feet along the section line and South 620.92 feet from the Northeast corner of Section 32, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah; thence South 23°55'09" West 173.00 feet along the Old Bingham Highway; thence North 66°04'51" West 210.00 feet; thence North 23°55'09" East 173.00 feet; thence South 66°04'51" East 210.00 feet to the point of beginning.

PARCEL 4:

Beginning at a point which is South 89°57'09" West 807.88 feet along the section line and South 620.92 feet from the Northeast corner of Section 32, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah; thence North 66°04'51" West 210.00 feet; thence North 23°55'09" East 41.00 feet; thence South 24°00'00" East 17.91 feet; thence South 66°04'51" East 196.71 feet; thence South 23°55'09" West 29.00 feet along the Old Bingham Highway to the point of beginning.

Tax Id No.: 21-32-226-011, 21-32-204-030, 21-32-226-006 and 21-32-226-004

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. The herein described Land is located within the boundaries of West Jordan City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
2. 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.
3. Right of Way Easement in favor of the Utah Independent Telephone Company, a corporation, its successors and assigns, 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 March 16, 1905, as Entry No. 192148, in Book 6U, at Page 174.

The effects, if any, of a Quitclaim Deed recorded January 6, 1989 as Entry No. 4722855 in Book 6095 at Page 811.

The effects, if any, of a Correction Quit-Claim Deed recorded January 27, 1989 as Entry No. 4729641 in Book 6099 at Page 2605.

4. Right of Way and Easement Grant (Condominium-Mobile Home), 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 25, 1986, as Entry No. 4321285, in Book 5820, at Page 2063.
5. Easement in favor of the Utah Department of Transportation for the purpose of constructing and maintaining public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to slopes, street and signal lighting facilities, directional and traffic information signs and incidental purposes, by instrument dated December 24, 2008 and recorded April 8, 2009, as Entry No. 10669633, in Book 9707, at Page 9581.
6. Grant of Easement in favor of Comcast of California/Massachusetts/Michigan/Utah, LLC for a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove a broadband communications system and incidental purposes, by instrument dated March 1, 2018 and recorded January 29, 2018 as Entry No. 12706133 in Book 10642 at Page 3516.
7. Rights of tenants in possession as of the date hereof, as tenants only, under residential apartment leases, which leases do not contain an option to purchase or right of first refusal.