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Book - 10788 Pg - 2379-2384
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
POOLE & ASSOCIATES LLC
4543 S 700 E STE 200
SLC UT 84107
BY: KRP, DEPUTY - WI 5 P.

When Recorded, Mail To:

Dennis K. Poole, Esq.
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, Utah 84107

GRANTEE'S ADDRESS:

223 West 700 South, Suite 200
Salt Lake City, Utah 84101

Space above for County Recorder's Use

Parcel Nos. 16-06-253-011
16-06-253-012

SPECIAL WARRANTY DEED

BRACKEN PROPERTIES, L.L.C., a Utah limited liability company, of 5968 East State Road 356, Scottsburg, IN 47170, GRANTOR, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, hereby conveys and warrants against all claiming by, through or under it to **WESTERN REGION NONPROFIT HOUSING CORPORATION**, a Utah nonprofit corporation, of 223 West 700 South, Suite 200, Salt Lake City, Utah 84101, in and to the following described real property located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record as set forth on Exhibit "B" attached.

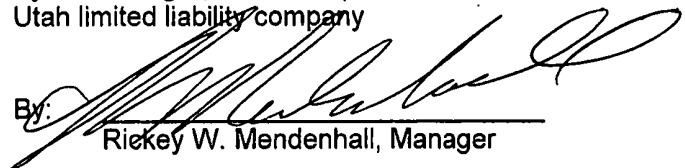
TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the property and that it will warrant and defend the Property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

This Special Warranty Deed es executed and the real property is conveyed pursuant to the terms and conditions of a Deed in Lieu of Foreclosure agreement between Grantor and Grantee dated May 27, 2019.

WITNESS, the hand of Grantor this 27th day of May, 2019.

BRACKEN PROPERTIES, L.L.C., a Utah limited liability company

By its Manager, RWM Acquisitions, LLC, a Utah limited liability company

By: 
Riekey W. Mendenhall, Manager

STATE OF INDIANA)
)
) : ss
COUNTY OF SCOTT)

On the 25th day of May, 2019, personally appeared before me Rickey W. Mendenhall, the Manager of BRACKEN PROPERTIES, L.L.C., a Utah limited liability company, the signer of the foregoing instrument who duly acknowledged that he executed the same.

Lois J. Smith
NOTARY PUBLIC

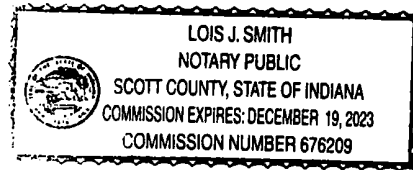


EXHIBIT "A"

(Legal Description)

Real property located in Salt Lake County, State of Utah, more particularly described as follows:

Parcel 1:

Commencing at the Northwest corner of Lot 4, Block 48, Plat "B", Salt Lake City Survey, and running thence East 330 feet; thence South 46.5 feet; thence West 330 feet; thence North 46.5 feet to the place of beginning.

Parcel No. 16-06-253-011

Parcel 2:

Commencing 72 feet North of the Southwest corner of Lot 4, Block 48, Plat "B", Salt Lake City Survey, and running thence North 46.5 feet; thence East 20 rods; thence South 46.5 feet; thence West 20 rods to the place of beginning.

Parcel No. 16-06-253-012

EXHIBIT "B"
(Exceptions Attached)

MORTGAGE TITLE INSURANCE POLICY

SCHEDULE B - PART I

File Number: ~~00075413~~

Policy No. ~~1135-36-A~~

~~This Policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:~~

1. ~~Lien of general property taxes for the current year, now accruing but not yet due and payable.~~ Parcel No. 16-06-253-011.

~~Lien of general property taxes for the current year, now accruing but not yet due and payable.~~ Parcel No. 16-06-253-012.
2. Said property is located within the limits of Salt Lake City Metropolitan Water District and is subject to any and all service charges levied thereby.

Said property is located within the limits of the Salt Lake City Mosquito Abatement District and Central Utah Water Conservancy District and is subject to any and all service charges levied thereby.

The land herein is located within the boundaries of Salt Lake City and is subject to charges and assessments levied thereby.
3. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
4. Abstract of Findings and Order and the terms and conditions thereof recorded August 24, 1976 as Entry No. 2848354 in Book 4311 at Page 21.
5. The terms, conditions and limitations as contained in that certain Creation and Deed of Easement recorded on September 5, 1997 as Entry No. 6732509, in Book 7751 at Page 2260 of official records.
6. The terms, conditions and limitations as contained in that certain Creation and Deed of Easement recorded on September 5, 1997 as Entry No. 6732510, in Book 7751 at Page 2265 of official records.
7. ~~The terms, conditions and limitations as contained in that certain Low Income Housing Credit Commitment Agreement and Declaration of Restrictive Covenants recorded on September 26, 2002 as Entry No. 8366472, in Book 8654 at Page 7020 of official records.~~

~~First American Title Insurance Company~~

By: 

~~Authorized Officer of Agent~~

MORTGAGE TITLE INSURANCE POLICY

SCHEDULE B - PART II

File Number: 00075413

Policy No. 1135-36-A

In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that such matters are subordinate to the lien or charge of the insured mortgage upon said estate or interest:

1. DEED OF TRUST WITH ASSIGNMENT OF RENTS

Trustor:	BRACKEN PROPERTIES, L.L.C.
Trustee:	METRO NATIONAL TITLE
Beneficiary:	STATE OF UTAH OLENE WALKER HOUSING TRUST FUND
Amount:	\$395,000.00
Dated:	DECEMBER 6, 2002
Recorded:	DECEMBER 9, 2002
Entry Number:	8450215 Book: 8699 Page: 453

Said Trust Deed was subordinated to the lien of the Deed of Trust shown in Schedule A as No. 4 by Subordination Agreement recorded June 25, 2004, as Entry No. 9102312, in Book 9006, page 392 of Official Records.

The terms, conditions and limitations as contained in that certain Deed Restriction recorded on December 9, 2002 as Entry No. 8450216, in Book 8699 at Page 458 of official records.

2. DEED OF TRUST WITH ASSIGNMENTS OF RENTS (Bracken Properties, L.L.C.)

Trustor:	BRACKEN PROPERTIES, L.L.C., a Utah Limited Liability Company
Trustee:	LARRY V. SPENDLOVE, Attorney-at-Law
Beneficiary:	SALT LAKE CITY CORPORATION
Amount:	\$390,000.00
Dated:	MARCH 13, 2003
Recorded:	MARCH 14, 2003
Entry Number:	8566932 Book: 8755 Page: 6410

Said Trust Deed was subordinated to the lien of the Deed of Trust shown in Schedule A as No. 4 by Subordination Agreement recorded June 25, 2004, as Entry No. 9102313, in Book 9006, page 397 of Official Records.

3. Assignment of Rents between BRACKEN PROPERTIES, L.L.C., a Utah Limited Liability Company as ("Assignor") and UTAH COMMUNITY REINVESTMENT CORPORATION, a Utah nonprofit corporation as ("Assignee") recorded June 25, 2004 as Entry No. 9102311 in Book 9006 page 386 of Official Records.

CLTA 100, 116.1, 116.4 FA 45 and 103.7, issued

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