13255994
4/28/2020 1:50:00 PM \$40.00
Book - 10935 Pg - 84-85
RASHELLE HOBBS
Recorder, Salt Lake County, UT
HANSEN BLACK ANDERSON ASHCRAFT
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, RETURN TO: Jonathan K. Hansen Hansen Black Anderson Ashcraft PLLC 3051 West Maple Loop Drive, Suite 325 Lehi, Utah 84043

SPECIAL WARRANTY DEED

· IRG-400 South, LLC, of 221 21st Street, Manhattan Beach, California 90266, grantor, hereby conveys and warrants against all claiming by, through or under it, to CA – 400 South LLC, of 3051 W. Maple Loop Drive, Suite 325, Lehi, Utah 84043, grantee, for the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, the following described parcel of real property, together with all improvements thereon, located in Salt Lake County, State of Utah:

BEG 7 RDS E FR NW COR OF LOT 5, BLK 34, PLAT B, SLC SUR; S 10 RDS; E 3 RDS; S 6 RDS; E 8.5 RDS; N 1 ROD; E 1.5 RDS; N 5 RDS; W 6 RDS; N 10 RDS; W 7 RDS TO BEG. 4576-637, 6200-1038 8396-8231 9857-3552

DATED this 22 day of April, 2020.

Parcel Number: 16064060200000

IRG-400 South, LLC

STATE OF California)
) ss.

COUNTY OF Los Angeles)

On the ___ day of ______, 2020, personally appeared before me Michael J. Hatch, the signer of the above instrument who duly acknowledged to me that he executed the same.

See Alached

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the

truthfulness, accuracy, or validity of that document. STATE OF CALIFORNIA COUNTY OF LOS before me, personally appeared, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. MOIRA SHABESTARI Comm. No. 2324006 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Exp. APRIL 9, 2024 🏅 NOTARY PUBLIC SIGNATURE **OPTIONAL INFORMATION** THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED Saccial Warranty TITLE OR TYPE OF DOCUMENT NUMBER OF PAGES SIGNERS(S) OTHER THAN NAMED ABOVE SIGNER'S NAME SIGNER'S NAME RIGHT THUMBPRINT RIGHT THUMBPRINT

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