

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

13761609
9/1/2021 12:11:00 PM \$40.00
Book - 11232 Pg - 4287-4289
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

FPA Multifamily, LLC
2082 Michelson Drive, Suite 400
Irvine, CA 92612

Tax Parcel Nos: 09-31-380-016; 09-31-380-037; 09-31-380-038

146615-ETF

(Above Space For Recorder's Use Only)

SPECIAL WARRANTY DEED

For value received Covey Apartments Salt Lake City LLC, a Utah limited liability company ("Grantor"), does hereby bargain and sell, convey and warrant against all claiming by, through or under it and none other to VA7 Covey Meredith, LLC, a Delaware limited liability company ("Grantee"), all that certain real property situated in Salt Lake County, Utah described as follows:

Covey Apartments

Parcel 1

Beginning at a point which is the Northeast corner of Lot 4, Block 14, Plat "D", Salt Lake City Survey; and running thence South 89°58'44" West 222.742 feet along the North line of Lot 4 to a point on the North line of Lot 3; thence South 00°01'16" East 165.00 feet to a point on the South line of Lot 3; thence North 89°58'33" East 56.273 feet along the South line of Lot 3 to a point on the South line of Lot 4; thence South 00°02'56" East 2.104 feet; thence North 89°38'30" East 36.307 feet; thence North 00°17'39" East 1.892 feet to a point on the South line of Lot 4; thence North 89°58'33" East 130.159 feet along the South line of Lot 4 to the Southeast corner of said lot; thence North 00°01'27" East (as surveyed North 00°01'27" West) 164.989 feet along the East line of Lot 4 to the point of beginning.

Parcel 2

Beginning at a point which is on the Southeast Quarter of Lot 1, Block 14, Plat "D", Salt Lake City Survey; and running thence South 89°58'45" West 247.500 feet; thence North 00°01'27" West 165.000 feet; thence North 89°58'33" East 81.023 feet; thence South 00°02'56" East 2.104 feet; thence North 89°38'30" East 36.307 feet; thence North 00°17'39" West (as surveyed North 00°01'27" West) 1.892 feet; thence North 89°58'33" East 130.159 feet; thence South 00°01'27" East 165.013 feet to the point of beginning.

Parcel 2A:

A perpetual right-of-way appurtenant to Parcel 2 as disclosed by certain Deed recorded June 16, 1916, as Entry No. 361630, in Book 10-H, at Page 132, being more particularly described as follows:

Beginning 3 1/2 rods West of the Northeast Corner of Lot 3, Block 14, Plat "D", Salt Lake City Survey; and running thence West 4 feet; thence South 10 rods; thence East 8 feet; thence North 10 rods; thence West 4 feet to the point of beginning.

Parcel 2B:

A right of way and easement and created and defined in that certain Perpetual Parking Easement Agreement, recorded July 19, 2001 and Entry No. 7952463, in Book 8480 at Page 5332.

[for informational purposes only: Parcel 1: Tax Parcel No. 09-31-380-037 and an address of 166 East First Avenue, Salt Lake City, Utah 84103; Parcel 2: Tax Parcel No. 09-31-380-038 and an address of 239 East South Temple, Salt Lake City, Utah 84103]

Meredith Apartments

Parcel 1:

Beginning at a point 5 rods West of the Southeast Corner of Lot 2, Block 14, Plat "D", Salt Lake City Survey, and running thence West 7 feet; thence North 10 rods; thence East 7 feet; thence South 10 rods to the point of beginning.

Also: Beginning 3-1/2 rods West from the Northeast Corner of Lot 3, Block 14, Plat "D", Salt Lake City Survey, and running thence West 4 rods; thence South 10 rods; thence East 4 rods; thence North 10 rods to the point of beginning.

Parcel 1A:

A right of way appurtenant to the parcel of land described above as disclosed by that certain Deed recorded June 16, 1916, as Entry No. 361630, in Book 10-H, at Page 132, being more particularly described as follows:

Beginning 3-1/2 rods West from the Northeast Corner of Lot 3, aforesaid and running thence South 10 rods; thence East 4 feet; thence North 10 rods; thence West 4 feet to the point of beginning.

[for information purposes only: 09-31-380-016.]

This conveyance is subject to: non-delinquent taxes and assessments; all matters of record; and any matters which could be ascertained by a proper inspection or survey of such real property. Grantor warrants the title against all persons whomsoever, subject to the matters above set forth. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the real property.

IN WITNESS WHEREOF, Grantor has caused its name to be hereunto subscribed as of Aug 30, 2021.

Covey Apartments Salt Lake City LLC, a Utah limited liability company

By: WLA Nevada, II, Inc., a Nevada corporation, Manager

By: 
Jon S. Schisler, Vice President

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 Orange)

On August 30, 2021 before me, Andrea G. Powers, Notary Public, personally appeared Jon S. Schisler 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.

Signature Andrea G. Powers

This area for official notarial seal.

