

WHEN RECORDED, RETURN TO  
AND SEND TAX NOTICES TO:

TFC Anthem Mister, LLC  
Attn: Elliott B. Smith  
6770 South 900 East, Suite 102  
Midvale, Utah 84047

13211550  
3/6/2020 3:01:00 PM \$40.00  
Book - 10906 Pg - 8057-8060  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 4 P.

26-25-202-003  
MTC# 273530

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated effective as of March 5, 2020, is executed by ANTHEM CENTER, LLC, a Utah limited liability company, whose address is 126 West Sego Lily Drive, Suite 275, Sandy, Utah 84070 (collectively, the "**Grantor**"), in favor of TFC Anthem Mister, LLC, a Utah limited liability company, whose address is 6770 South 900 East, Suite 102, Midvale, Utah 84047 ("**Grantee**").

**WITNESSETH:**

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "**Property**").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity and matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.


[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR:

ANTHEM CENTER, LLC, a Utah limited liability company, by its managers

Arbor Commercial Real Estate L.L.C., a Utah limited liability company

By:   
Name: Cory Guse  
Title: MANAGER / MEMBER

Anthem Commercial, LLC, a Utah limited liability company

By:   
Name: RYAN BUTTON  
Title: MANAGER

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

On this 5 day of March, 2020, personally appeared before me Cory Gust, a Manager of Arbor Commercial Real Estate L.L.C., a Utah limited liability company, a manager of Anthem Center, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

*Mmm*

NOTARY PUBLIC  
Residing at:

My Commission Expires:



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

On this 5 day of March, 2020, personally appeared before me Ryan Bullen, a Manager of Anthem Commercial, LLC, a Utah limited liability company, a manager of Anthem Center, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

*Mmm*

NOTARY PUBLIC  
Residing at:

My Commission Expires:



MTC File No. 273530

## **Exhibit "A"**

**Parcel 1:**

Lot 401, Anthem Commercial 4th Amended Subdivision, Amending Lots 302 and 308 of Anthem Commercial 3rd Amended Subdivision, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

**Parcel 2:**

A non-exclusive, perpetual easement for access and the ingress, egress and parking as disclosed in that Declaration of Easements and Conditions recorded April 23, 2019 as Entry No. 12973216 in Book 10772 at Page 8661 of Official Records and First Amendment to Declaration of Easements and Conditions recorded August 13, 2019 as Entry No. 13051013 in Book 10815 at Page 8588 of Official Records.

Tax ID: 26-25-202-003