

RECORDING REQUESTED AND  
WHEN RECORDED, RETURN TO  
AND MAIL TAX NOTICES TO:

13753341  
8/24/2021 12:47:00 PM \$40.00  
Book - 11227 Pg - 2770-2772  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

SPUS9 Essex, LP  
350 South 600 East  
Salt Lake City, UT 84102

APNs: 16-06-427-038

147285-MCB

**SPECIAL WARRANTY DEED**  
(Salt Lake County)

For good and valuable consideration, ESSEX TPV LLC, a Delaware limited liability company ("**Grantor**"), having a mailing address of 1816 11th Avenue, Unit C, Seattle, Washington 98122, hereby CONVEYS AND WARRANTS, against those claiming by, through or under Grantor, but not otherwise, to SPUS9 ESSEX, LP, a Delaware limited partnership ("**Grantee**"), having a mailing address of c/o CBRE Global Investors, 601 S. Figueroa, Suite 3100, Los Angeles, CA 90071, Attn: Michael Gallagher, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of Grantor's right, title, and interest in and to the following described real property ("**Property**") in Salt Lake County, Utah:

See Exhibit A attached hereto.

Subject to (a) liens, mortgages, encumbrances, easements, reservations, covenants and restrictions of record, (b) property taxes and installments of special assessments not now due and payable, (c) leases and tenancies, if any, (d) encroachments and other matters discernable from an accurate land survey of said property, and (e) parts, if any, lying in public rights of way.

*[Signature Page Follows]*

This Special Warranty Deed is dated this 21<sup>st</sup> day of August, 2021.

GRANTOR:

ESSEX TPV LLC,  
a Delaware limited liability company

By: Timberlane Partners V LLC,  
a Delaware limited liability company,  
its managing member

By: Timberlane Holdings, LLC,  
a Washington limited liability company,  
its managing member

By: [Signature]  
Name: David Enslow  
Its: Manager

STATE OF Washington )  
:ss.  
COUNTY OF King )

On this 21<sup>st</sup> day of August 2021, before me, Kaylee M Venosky a notary public, personally appeared David Enslow, as the manager of Timberlane Holdings, LLC, as the managing member of Timberlane Partners V LLC, as the managing member of Essex TPV LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that such person executed the same on behalf of such entity.

Witness my hand and official seal.

[Signature]  
Notary Public  
[SEAL]

KAYLEE M VENOSKY  
Notary Public  
State of Washington  
My Commission Expires  
December 28, 2021

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

**PARCEL 1:**

ALL OF PHASE 3 OF THE EMIGRATION COURT MINOR SUBDIVISION AS RECORDED IN THAT CERTAIN NOTICE OF MINOR SUBDIVISION APPROVAL AS RECORDED AS ENTRY NO. 8621060 IN BOOK 8782 AT PAGE 2495 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 38, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT ALSO LYING ON THE WEST LINE OF 600 EAST STREET; THENCE SOUTH 0°01'25" EAST 290.061 FEET ALONG SAID WEST LINE TO A SET REBAR AND CAP # 158397; THENCE SOUTH 89°57'38" WEST 330.667 FEET TO THE EAST LINE OF LOT 3 OF SAID BLOCK 38; THENCE NORTH 0°01'22" WEST 66.664 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO LYING ON THE SOUTH LINE OF PHASE 1; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PHASE 1 THE FOLLOWING FIVE COURSES: NORTH 89°57'40" EAST 30.361 FEET; THENCE NORTH 17.736 FEET; THENCE EAST 153.750 FEET; THENCE NORTH 181.083 FEET; THENCE WEST 2.694 FEET TO THE SOUTHEAST CORNER OF PHASE 2; THENCE NORTH 0°01'22" WEST 24.682 FEET ALONG THE EAST LINE OF SAID PHASE 2 TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED LOT 6; THENCE NORTH 89°57'38" EAST 149.167 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AS DEFINED AND PROVIDED FOR IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS [EMIGRATION COURT] RECORDED SEPTEMBER 14, 2011, AS ENTRY NO. 11243405 IN BOOK 9950 AT PAGE 853 OF OFFICIAL RECORDS.

**PARCEL 3:**

THE RIGHTS TO UTILIZE AN EXISTING TELECOMMUNICATIONS LINE WHICH ARISE PURSUANT TO THAT CERTAIN SHARED USE AGREEMENT RECORDED SEPTEMBER 25, 2013 AS ENTRY NO. 11730525 IN BOOK 10180 AT PAGE 2701 OF OFFICIAL RECORDS.