



WHEN RECORDED, MAIL TO:

Cheney Law Group
10808 S. River Front Pkwy., Suite 365
South Jordan, UT 84095
Attn: Brian C. Cheney

APN: W-3-A; W-200-A-2; W-4-B; W-9-C; and W-9-A-2-C

SPECIAL WARRANTY DEED

SPACE 63, LLC, a Utah limited liability company, whose address is 393 N. Bluegrass St., Washington, UT 84780, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, to **TURNER ROCK APARTMENTS, LLC**, a Utah limited liability company, whose address is 4655 South 2300 East, Suite 205, Salt Lake City, UT 84117, Attn: Tom Henriod, Grantee, the following described real property, situate in Washington County and State of Utah:

See Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.

WITNESS my hand this 15th day of March, 2022.

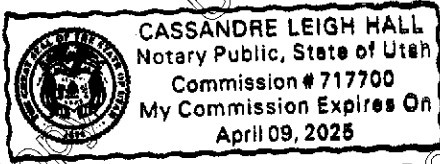
SPACE 63, LLC,
a Utah limited liability company

By: Kendall Turner
Name: Kendall Turner
Title: Manager Space 63 LLC

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Kendall Turner, the Manager of SPACE 63, LLC, this 15th day of March, 2022.

WITNESS my hand and official seal.



Cassandre Leigh Hall
NOTARY PUBLIC
My Commission Expires: April 9, 2025

EXHIBIT A TO SPECIAL WARRANTY DEED

That certain real property located in Washington County, State of Utah, more particularly described as follows:

PARCEL 1:

All of Blocks 26 and 27, of the A.R. Whitehead Survey, situated in the Southeast quarter (SE1/4) of Section 15, Township 42 South, Range 15 West, of the Salt Lake Base and Meridian, as shown on the official Map of said survey on file in the office of the Recorder of Washington County, State of Utah.

LESS AND EXCEPTING that portion thereof deeded to the Utah State Road Commission for Interstate #15.

ALSO: All of 500 West Street from the North line of 100 North Street to the Southerly right of way line of Interstate Highway #15 and lying adjacent to Blocks 26 and 27, of the A.R. Whitehead Entry in the Southeast 1/4 of Section 15, Township 42 South, Range 15 West, Salt Lake Base and Meridian as recorded on the official Washington County Records.

PARCEL 2:

Beginning at a point South 89°31'20" West 915.77 feet along the quarter section line from the East quarter corner of Section 15, Township 42 South, Range 15 West, Salt Lake Base and Meridian and running thence South 89°31'20" West 466.02 feet to the East right of way line of I-15 Freeway; thence along said East right of way line as follows: North 50°55' East 107.58 feet; thence North 57°26' East 352.28 feet; thence North 46°47' East 116.80 feet; thence leaving said right of way line and running thence South 01°15' East 22.46 feet; thence South 311.09 feet to the point of beginning.

PARCEL 3:

All of 100 North Street from the West line of 400 West Street to the East line of 500 West Street lying adjacent to Blocks 20 and 27 of the A.R. Whitehead Entry in the Southeast quarter of Section 15, Township 42 South, Range 15 West, Salt Lake Base and Meridian, as recorded on the official Washington County Records.

LESS AND EXCEPTING THEREFROM any portion lying within the following:

Beginning at a point South 89°58'45" West 132.0 feet along the Block line from the Northeast corner of Block 20 of A.R. Whitehead Entry in Washington Town located in the Southeast quarter (SE1/4) of Section 15, Township 42 South, Range 15 West, of the Salt Lake Base Line and Meridian and running thence South 00°18' West 91.10 feet along a line which is parallel to the East line of said Block 20; thence South 89°58'45" West 137.60 feet; thence North 04°25' West 120.53 feet; thence North 82°20' East 148.95 feet; thence South 00°18' West 48.90 feet to the point of beginning.

PARCEL 4:

Beginning at a point South 89°58'45" West 132.00 feet along the Block line from the Northeast corner of Block 20 of the A.R. Whitehead Entry in Washington Town in the Southeast quarter of Section 15, Township 42 South, Range 15 West, Salt Lake Base and Meridian and thence running South 00°18' West 91.10 feet along a line which is parallel to the East line of said Block 20; thence South 89°58'45" West 137.60 feet; thence North 04°25' West 120.53 feet; thence North 82°20' East 148.95 feet; thence South 00°18' West 48.90 feet to the point of beginning.

[continued on following page]

PARCEL 4A:

A non-exclusive right-of-way for ingress and egress from said Land to 500 West Street.

PARCEL 5:

Beginning at a point 258 feet North of the Southwest corner of Block 20 of A.R. Whitehead Survey of Section 15, Township 42 South, Range 15 West, Salt Lake Base and Meridian and running thence North 138 feet to the Northwest corner of said Block 20; thence East 164 feet; thence South 100 feet; thence East 100 feet; then South 88 feet; thence West 100 feet; thence North 50 feet; thence West 164 feet to the point of beginning.