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4/18/2019 10:00:00 AM \$24.00
Book - 10771 Pg - 706-712
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INGEO SYSTEMS
BY: eCASH, DEPUTY - EF 7 P.

<p>WHEN RECORDED RETURN TO:</p> <p>Greenberg Traurig, LLP 77 West Wacker Drive, Suite 3100 Chicago, IL 60601 Attention: Michael J. Baum, Esq.</p> <p>SECOND TAX NOTICES TO:</p> <p>ALDK SLC, LLC c/o Arbor Lodging Partners LLC 566 W. Lake Street, Suite 320 Chicago, IL 60661 Attention: Vamsi Bonthala</p>	<p>Space above for County Recorder's use</p>
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SPECIAL WARRANTY DEED

Summit Hospitality XII, LLC, a Delaware limited liability company (“Grantor”), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to ALDK SLC, LLC, a Delaware limited liability company, with an address of 566 W. Lake Street, Suite 320, Chicago, IL 60661 (“Grantee”), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the “Property”), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

See attached Exhibit “A”,

SUBJECT TO those matters set forth on Exhibit “B” (the “Permitted Encumbrances”).

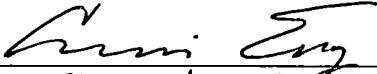
RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES

NS-939837-3

WITNESS the hand of said Grantor this 12th day of April, 2019.

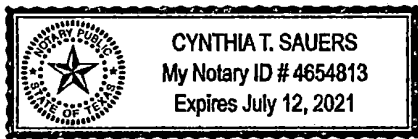
GRANTOR:

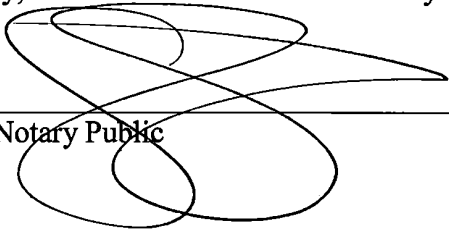
SUMMIT HOSPITALITY XII, LLC,
a Delaware limited liability company

By: 
Name: Christopher Eng
Title: Secretary

STATE OF Texas)
)ss:
COUNTY OF Travis)

The foregoing instrument was acknowledged before me this 12th day of April 2019,
by Christopher Eng, the Secretary of Summit Hospitality
XII, LLC, a Delaware limited liability company, on behalf of said limited liability company.





Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 300 SOUTH STREET AND 300 WEST STREET, SAID POINT BEING THE NORTHWEST CORNER OF BLOCK 49, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 89 DEG 58 MIN 01 SEC EAST ALONG THE SOUTH RIGHT OF WAY LINE OF 300 SOUTH STREET 300.66 FEET; THENCE SOUTH 0 DEG 01 MIN 06 SEC EAST 207.66 FEET; THENCE SOUTH 89 DEG 58 MIN 01 SEC WEST 135.66 FEET; THENCE SOUTH 0 DEG 01 MIN 06 SEC EAST 204.67 FEET; THENCE SOUTH 89 DEG 58 MIN 01 SEC WEST 33.00 FEET; THENCE SOUTH 0 DEG 01 MIN 06 SEC EAST 0.17 FEET; THENCE SOUTH 89 DEG 58 MIN 01 SEC WEST 132.00 FEET TO THE EAST RIGHT OF WAY LINE OF 300 WEST STREET; THENCE NORTH 0 DEG 01 MIN 06 SEC WEST ALONG SAID EAST RIGHT OF WAY LINE 412.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 300 SOUTH STREET, SAID POINT BEING NORTH 89 DEG 58 MIN 01 SEC EAST 340.66 FEET FROM THE NORTHWEST CORNER OF BLOCK 49, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0 DEG 01 MIN 06 SEC EAST 257.00 FEET; THENCE SOUTH 89 DEG 58 MIN 01 SEC WEST 15.33 FEET; THENCE SOUTH 0 DEG 01 MIN 06 SEC EAST 238.00 FEET; THENCE SOUTH 89 DEG 58 MIN 01 SEC WEST 160.33 FEET; THENCE SOUTH 0 DEG 01 MIN 06 SEC EAST 8.25 FEET; THENCE SOUTH 89 DEG 58 MIN 01 SEC WEST 33.00 FEET; THENCE NORTH 0 DEG 01 MIN 06 SEC WEST 90.92 FEET; THENCE NORTH 89 DEG 58 MIN 01 SEC EAST 33.00 FEET; THENCE NORTH 0 DEG 01 MIN 06 SEC WEST 204.67 FEET; THENCE NORTH 89 DEG 58 MIN 01 SEC EAST 135.66 FEET; THENCE NORTH 0 DEG 01 MIN 06 SEC WEST 207.66 FEET; THENCE NORTH 89 DEG 58 MIN 01 SEC EAST 40.00 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL A:

PARCELS 1 AND 2 ABOVE BEING SUBJECT TO AND TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHTS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 16, 1994, AS ENTRY NO. 5900276, BOOK 7001, AT PAGE 1550 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AS SAID DECLARATION HAS BEEN AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 28, 1995 AS ENTRY NO. 6130095, IN BOOK 7195, AT PAGE 1999 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND BY THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 22,

1996 AS ENTRY NO. 6404030, IN BOOK 7441, AT PAGE 2640 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 300 SOUTH STREET AND 300 WEST STREET, SAID POINT BEING THE NORTHWEST CORNER OF BLOCK 49, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 89 DEG 58 MIN 01 SEC EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 300 SOUTH STREET 660.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 49 AND THE WEST RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE SOUTH 0 DEG 01 MIN 06 SEC EAST ALONG SAID WEST LINE 570.00 FEET; THENCE SOUTH 89 DEG 58 MIN 01 SEC WEST 165.00 FEET; THENCE NORTH 0 DEG 01 MIN 06 SEC WEST 75.00 FEET; THENCE SOUTH 89 DEG 58 MIN 01 SEC WEST 330.00 FEET; THENCE SOUTH 0 DEG 01 MIN 06 SEC EAST 8.25 FEET; THENCE SOUTH 89 DEG 58 MIN 01 SEC WEST 33.00 FEET; THENCE NORTH 0 DEG 01 MIN 06 SEC WEST 90.75 FEET; THENCE SOUTH 89 DEG 58 MIN 01 SEC WEST 132.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 300 WEST STREET; THENCE NORTH 0 DEG 01 MIN 06 SEC WEST ALONG SAID EAST LINE 412.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019 now a lien, not yet due or payable Taxes for the year 2019 now a lien, not yet due or payable. Tax Parcel No. 15-01-258-013-0000.

Resolution No. 45 of 2018 designating an assessment area to be know as the Salt Lake City, Utah Central Business Improvement Area No. DA-CBIA 19, recorded December 6, 2018 as Entry No. 12898312 in Book 10736 at Page 2971 of Official Records.

Notice of Proposed Assessment, for the Salt Lake City, Utah Central Business Improvement Area No. DA-CBIA 19, recorded December 6, 2018 as Entry No. 12898313 in Book 10736 at Page 3030 of Official Records.

None due and payable as of the date hereof.

2. Notice of Adoption of Redevelopment Plan entitled "C.B.D. Neighborhood Development Plan", recorded November 28, 1984, as Entry No. 4020604, in Book 5609 at Page 1953 of Official Records.

3. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded August 16, 1994 as Entry No. 5900276 in Book 7001 at Page 1550 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Amendment to declarations recorded July 28, 1995 as Entry No. 6130095 in Book 7195 at Page 1999 of Official Records.

Second Amendment to declarations recorded July 11, 1996 as Entry No. 6404030 in Book 7441 at Page 2640 of Official Records.

Third Amendment to declarations recorded December 30, 2005 as Entry No. 9598249 in Book 9237 at Page 5545 of Official Records.

4. Reservations and FIFTH and SIXTH Covenants and Conditions contained in that certain Special Warranty Deed, recorded June 28, 1995 as Entry No. 6130097 in Book 7195 at Page 2015 of Official Records.

5. Notice of Minor Subdivision Approval, recorded June 11, 1996 as Entry No. 6380430 in Book 7420 at Page 622 of Official Records.

Notice of Routine Lot Line Adjustment recorded April 6, 2001 as Entry No. 7863761 in Book 8443 at Page 1817 of Official Records.

6. Reservations and FIFTH and SIXTH Covenants and Conditions contained in that certain Special Warranty Deed, recorded July 11, 1996 as Entry No. 6404033 in Book 7441 at Page 2676 of Official Records.
7. The effect of an Ordinance Adopting the City-wide Transportation Master Plan of 1996, recorded July 17, 1996 as Entry No. 6408191 in Book 7745 at Page 1854 of Official Records.
8. The effect of that certain Abstract of Findings and Order, passing a request for a conditional use for a residential planned development, recorded February 6, 1997 as Entry No. 6567017 in Book 7594 at Page 1 of Official Records.
9. Reservations and FIFTH and SIXTH Covenants and Conditions contained in that certain Special Warranty Deed, recorded September 4, 1997 as Entry No. 6731322 in Book 7750 at Page 1818 of Official Records.
10. Easement and conditions contained therein, recorded September 4, 1997 as Entry No. 6731323 in Book 7750 at Page 1830 of Official Records and as approximately shown on ALTA/NSPS survey made by McNeil Engineering dated January 10, 2019 and last revised, April 8 2019, and designated Project No. 18790 (the "Survey").
11. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, recorded September 11, 1997 as Entry No. 6736326 in Book 7755 at Page 1639 of Official Records and as approximately shown on the Survey.
12. Agreement Of Exclusive Use Of Parking Area, recorded March 2, 2001 as Entry No. 7834894 in Book 8430 at Page 5123 of Official Records.

Amended Agreement of Agreement of Exclusive Use Of Parking Area, recorded March 6, 2001 as Entry No. 7837061 in Book 8431 at Page 5103 of Official Records.

Amendment to Amended Agreement of Exclusive Use Of Parking Area, recorded March 7, 2001 as Entry No. 78378976 in Book 8432 at Page 2743 of Official Records.