

12846625
9/11/2018 2:30:00 PM \$15.00
Book - 10711 Pg - 3667-3669
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
298 Alabama, LLC
77 Grace Street
San Francisco, CA 94103



File No.: 105619-WHP

SPECIAL WARRANTY DEED

Library Square Annex, L.L.C., a Utah limited liability company,
GRANTOR of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by,
through, or under the grantor to
298 Alabama, LLC, a California limited liability company,

GRANTEE of San Francisco, State of California
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Salt Lake County,**
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 16-06-328-013 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 11th day of September, 2018.

Library Square Annex, L.L.C., a Utah limited liability company

BY: _____

Mark W. Finlinson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 11th day of September, 2018, personally appeared before me Mark W. Finlinson, who acknowledged himself to be the Manager of Library Square Annex, L.L.C., a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

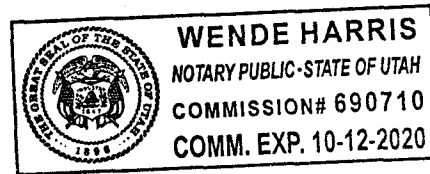


EXHIBIT A

PARCEL 1:

Commencing at a point 262.19 feet North and 20 feet East from the Southeast corner of Lot 2, Block 54, Plat "A", Salt Lake City Survey and running thence North 67.81 feet; thence West 72.79 feet; thence South 00°25' East 67.81 feet; thence East 72.30 feet to the place of beginning.

PARCEL 1A:

A right of way over the following: Commencing at a point 61.45 feet West of the Southeast corner of Lot 2, Block 54, Plat "A", Salt Lake City Survey and running thence North 00°23' West 84 feet; thence North 20°08' East 31.58 feet; thence North 00°25' West 216.35 feet; thence West 61.21 feet; thence South 10 feet; thence East 44.36 feet; thence South 00°13' East 206.35 feet; thence South 07°10' West 29.90 feet; thence South 00°23' East 84.0 feet; thence East 10.60 feet to the place of beginning.

MNT#: 62966

Mail Tax notice to:

Grantee

77 Grace Street

San Francisco, CA 94103

MNT File No.: 62966

Tax ID No.: 16-06-328-022

16-06-328-021

16-06-328-014 SPECIAL WARRANTY DEED

12858120

9/28/2018 11:04:00 AM \$14.00

Book - 10717 Pg - 580-581

ADAM GARDINER

Recorder, Salt Lake County, UT

METRO NATIONAL TITLE

BY: eCASH, DEPUTY - EF 2 P.

Mountain Courtyard Suites, L.L.C., a Utah limited liability company

GRANTOR of Salt Lake City, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them./him/her/it only to:

298 Alabama LLC, a California limited liability company

GRANTEE of San Francisco, California, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Parcel 1:

Beginning at the Northeast corner of Lot 1, Block 54, Plat "A", Salt Lake City Survey, and running thence South 0°02'03" East 132.00 feet thence South 89°58'16" West 145.00 feet; thence North 0°02'03" West 132.00 feet; thence North 89°58'16" East 145.00 feet to the point of Beginning.

Parcel 2:

Beginning at a point 233.17 feet North 0°02'03" West and 20.00 feet North 89°58'16" East from the Southeast corner of Lot 2, Block 54, Plat "A", Salt Lake City Survey, and running thence North 0°02'03" West 29.02 feet; thence South 89°58'16" West 72.13 feet; thence South 0°25'00" East 29.02 feet; thence North 89°58'16" East 71.94 feet to the point of Beginning.

Parcel 3:

A Non-Exclusive Right of Way for ingress, egress and incidental purposes as granted by that certain Warranty Deed recorded May 24, 1947, as Entry No. 1083309, in Book 539, Page 272, over and across the following:

Beginning at a point 61.45 feet South 89°58'16" West of the Southeast corner of Lot 2, Block 54, Plat "A", Salt Lake city Survey, and running thence North 0°25' West 84.00 feet; thence North 20°06' East 29.90 feet; thence North 0°25' West 216.35 feet; thence South 89°58'16" West 61.21 feet; thence South 0°02'03" East 10.0 feet; thence North 89°58'16" East 44.36 feet; thence South 0°15' East 206.35 feet; thence South 7°08' West 29.90 feet; thence South 0°25' East 84.0 feet; thence North 89°58'16" East 10.60 feet to the point of Beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this September 25th 2018

Mountain Courtyard Suites, L.L.C.

By: *Audie Gene Leventhal*
Audie Gene Leventhal, Manager

By: Audie G. Leventhal Irrevocable Trust

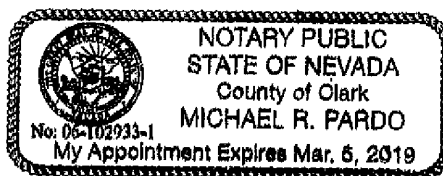
Its: Member

By: *Audie Gene Leventhal*
Audie G. Leventhal, Investment Trustee

State of NEVADA)

County of CLARK)

SS:



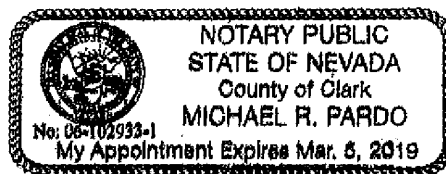
On this date, September 25th, 2018, personally appeared before me Audie Gene Leventhal , who being by me duly sworn did say that he/she is a Manage of Mountain Courtyard Suites, L.L.C., the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Audie Gene Leventhal acknowledged to me that said limited liability company executed same.

Michael R. Pardo
Notary Public

State of NEVADA)

County of CLARK)

SS:



On September 25th, 2018, personally appeared before me Audie G. Leventhal who upon being duly sworn (or affirmed) upon oath that he/she/they did sign the foregoing instrument with authority as granted in the capacity as Investment Trustee of Audie G. Leventhal Irrevocable Trust, and that the said Audie G. Leventhal duly acknowledged to me that he/she/they executed the same.

Michael R. Pardo
Notary Public