

After Recording Return To:
Name: Title Partners, LLC
Address: 8350 North Central Expressway
Suite M1090
City/State: Dallas, TX Zip Code: 75206

13656763
5/7/2021 2:49:00 PM \$40.00
Book - 11171 Pg - 212-216
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE INS - API
BY: eCASH, DEPUTY - EF 5 P.

Tax Parcel No.:
21-15-127-001-0000
21-15-127-005-0000

Space Above This Line for Recorder's Use

UTAH SPECIAL WARRANTY DEED

STATE OF UTAH
SALT LAKE COUNTY

TPP 217 Taylorsville, LLC, a Delaware limited liability company, with its principal office at **1717 Main Street, Suite 2600, County of Dallas, City of Dallas, State of Texas, Zip Code 75201**, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to **Golden Halo, LLC, a Utah limited liability company** ("Grantee"), whose address is **PO Box 521155, Salt Lake City, Utah 84152**, for valuable consideration the following described tract of land in Salt Lake County, State of Utah:

SEE THE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

This conveyance, however, is made and accepted subject to the items in **EXHIBIT 'B' PERMITTED ENCUMBRANCES** attached hereto and made a part hereof.

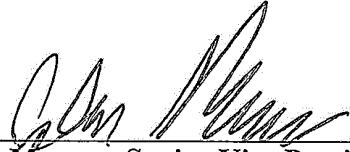
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

Executed effective as of the 7th day of May, 2021.

{SIGNATURE PAGE FOLLOWS}

GRANTOR:

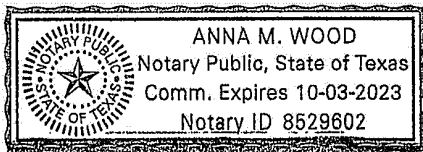
**TPP 217 Taylorsville, LLC,
a Delaware limited liability company**

By: 
John Mearns, Senior Vice President

STATE OF TEXAS
COUNTY OF DALLAS

I, Anna M. Wood, a Notary Public of the County and State aforesaid, certify that **John Mearns, the Senior Vice President of TPP 217 Taylorsville, LLC, a Delaware limited liability company**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this 5th day of May, 2021.



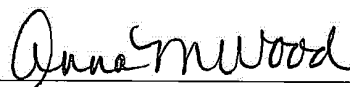

Notary Public
My Commission Expires: 10/3/2023

EXHIBIT 'A' LEGAL DESCRIPTION

The land referred to herein is situated in the County of Salt Lake, State of Utah, and described as follows:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1900 WEST STREET, SAID POINT BEING SOUTH 89°53'41" WEST 1,185.39 FEET ALONG SECTION LINE AND SOUTH 00°00'39" WEST 65.83 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°00'39" EAST 332.90 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 89°59'21" WEST 74.25 FEET; THENCE SOUTH 00°04'29" EAST 9.0 FEET; THENCE SOUTH 89°59'21" WEST 65.50 FEET; THENCE NORTH 00°04'29" WEST 354.50 FEET; THENCE NORTH 89°53'41" EAST 64.10 FEET; THENCE NORTHEASTERLY 62.95 FEET ALONG THE ARC OF A 11,512.16 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 45°13'56" EAST 18.43 FEET TO THE POINT OF BEGINNING.

EXHIBIT 'B' PERMITTED ENCUMBRANCES

1. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 21-15-127-001-0000.
2. Any charge upon the Land by reason of its inclusion in Taylorsville City and Taylorsville Bennion Improvement District.

The following exception affects the Northwesterly portion of the Land

3. An easement over, across or through the Land for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded September 18, 1980 as Entry No. 3478581 in Book 5151 at Page 1342 of Official Records.

The following exception affects all of the Land, together with other land not included herein

4. Any easements and/or rights-of-way for use of the water distribution system and appurtenances of the North Jordan Irrigation Company and/or the State of Utah Board of Water Resources, as the same may be found to intersect the herein described property, (exact location not disclosed), as disclosed by mesne instruments of record, including without limitation that certain Easement To Use Distribution System recorded February 09, 1987 as Entry No. 4398608 in Book 5875 at Page 1781 of Official Records.

The following exception affects the Northeast corner of the Land

5. An easement over, across or through the Land for telecommunications and incidental purposes, as granted to US West Communications, Inc., a Colorado corporation by Instrument recorded February 26, 1992 as Entry No. 5204655 in Book 6415 at Page 533 of Official Records.

The following exception affects the Northerly portion of the Land

6. An easement over, across or through the Land for telecommunications and incidental purposes, as granted to US West Communications, Inc., a Colorado corporation by Instrument recorded February 26, 1992 as Entry No. 5204656 in Book 6415 at Page 535 of Official Records.

The following exception affects the Northeasterly portion of the Land

7. An easement over, across or through the Land for electric transmission and incidental purposes, as granted to PacifiCorp, an Oregon corporation, dba Utah Power & Light Company by Instrument recorded August 17, 1993 as Entry No. 5580690 in Book 6732 at Page 1932 of Official Records.

The following exception affects a portion of the Land, together with other land not included herein

8. An easement over, across or through the Land for sewer line and incidental purposes, as granted to Taylorsville-Bennion Improvement District, a body politic by Instrument recorded February 06, 2001 as Entry No. 7814761 in Book 8422 at Page 388 of Official Records.

The following exception affects the Southeasterly portion of the Land, together with other land not included herein

9. An easement over, across or through the Land for water line and incidental purposes, as granted to Taylorsville-Bennion Improvement District, a body politic by Instrument recorded February 06, 2001 as Entry No. 7814762 in Book 8422 at Page 393 of Official Records.

The following exception affects all of the Land, together with other land not included herein

10. Notice of Adoption of City of Taylorsville Ordinance Adopting the City Center Community Development Project Area Plan, by the Redevelopment Agency of Taylorsville City recorded November 08, 2013 as Entry No. 11756706 in Book 10191 at Page 3105 of Official Records.

Notice of Adoption of Center Point Community Development Project Area Plan, by the Redevelopment Agency of Taylorsville City recorded November 13, 2013 as Entry No. 11758716 in Book 10192 at Page 1851 of Official Records.

Notice of Adoption of Amended Center Point Community Development Project Area Plan, by the Redevelopment Agency of Taylorsville City recorded December 26, 2013 as Entry No. 11781357 in Book 10201 at Page 8038 of Official Records.

The following exception affects all of the Land, together with other land not included herein

11. Declaration of Easements, Covenants and Restrictions for The Crossroads at Taylorsville (West Phase) recorded August 10, 2018 as Entry No. 12827201 in Book 10701 at Page 7091 of Official Records.
12. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.
13. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or as shown on Schedule B.
14. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
15. Water rights, claims or title to water.