

**WHEN RECORDED RETURN TO:**

RIII TIG Chelsea Owner, LLC  
c/o Tailwind Investment Group  
280 Newport Center Drive, Suite 235  
Newport Beach, CA 92660  
# 150629-34B

13858598 B: 11288 P: 8723 Total Pages: 5  
12/29/2021 03:06 PM By: ndarmiento Fees: \$40.00  
SWD- SPECIAL WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

APN: 21-25-176-012-0000  
Only)

(Space Above This Line For Recorder's Use

**SPECIAL WARRANTY DEED**

Chelsea Apartments, L.L.C., a Utah limited liability company (“Grantor”), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and warranty against all who claim by, through, or under Grantor, to RIII TIG Chelsea Owner, LLC, a Delaware limited liability company (“Grantee”), its successors and assigns forever, all of Grantor’s right, title, and interest in that certain real property situated in Salt Lake County, Utah:

See Exhibit A attached hereto and made a part hereof


together with (a) all improvements located thereon, (b) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to such real property, and (c) all right, title, and interest of Grantor, if any, in and to all land lying in the bed of any street, road or alley, open or proposed, adjoining such real property.


**SUBJECT ONLY TO:** the Permitted Encumbrances set forth on Exhibit B attached hereto and incorporated by this reference.

DATED as of the 20<sup>th</sup> day of December, 2021.

GRANTOR:

Chelsea apartments, l.l.c.,  
a Utah limited liability company

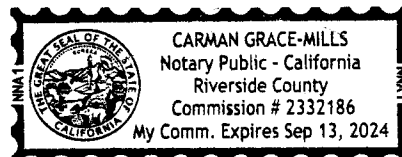
By:   
Name: John C. Williams  
Title: Manager

By:   
Name: Carlene Ann Williams  
Title: Manager

STATE OF CA  
)ss:  
COUNTY OF Riverside

The foregoing instrument was executed before me this 20<sup>th</sup> day of December 2021, by John C. Williams, Manager, and Carlene Ann Williams, Manager of Chelsea Apartments, L.L.C., a Utah limited liability company, who acknowledged that he has been duly authorized by all necessary company action to execute the foregoing instrument for and on behalf of said company.

  
Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION**

Beginning at a point 391.40 feet West and 25.00 feet North of the center of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 526.00 feet; thence North 136.7 feet to the East line of the Frontage Road; thence North 25°52'14" East along said line 420.04 feet; thence East 342.55 feet; thence South 515.00 feet to the point of beginning.

Tax Id No.: 21-25-176-012

## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. Intentionally deleted.
2. Intentionally deleted.
3. Intentionally deleted.
4. Intentionally deleted.
5. Intentionally deleted.
6. Intentionally deleted.
7. Intentionally deleted.
8. Intentionally deleted.
9. Taxes for the year 2021 have been paid in the amount of \$62,847.24 under Parcel No. 21-25-176-012.
10. The herein described Land is located within the boundaries of Midvale City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, Unified Fire Services, and is subject to any and all charges and assessments levied thereunder.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
13. Intentionally deleted.
14. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded January 30, 1973, as Entry No. 2515260, in Book 3248, at Page 330.
15. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded April 19, 1973, as Entry No. 2533462, in Book 3306, at Page 20.
16. Intentionally deleted.
17. Intentionally deleted.

**COMMITMENT EXCEPTIONS**  
**(CONTINUED)**

18. Intentionally deleted.
19. An unrecorded lease dated April 29, 1999 and October 25, 1984 by and between Mac-Gray Services, Inc., as successor in interest to Web Service Company, Inc. (Lessee), and Chelsea Apartments, L.L.C., a Utah limited liability company (Lessor), as disclosed in that certain Estoppel, Attornment, Subordination and Non-Disturbance Agreement recorded December 4, 2008 as Entry No. 10573187 in Book 9662 at Page 9676.
20. Intentionally deleted.
21. Intentionally deleted.
22. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
23. Intentionally deleted.
24. Subject to the following matters disclosed on that certain survey prepared by Peterson Engineering, PC, having been certified under the date of December 27, 2021, as Job No. A-21-0072, by David D. Peterson, a Professional Land Surveyor holding License No. 295720:
  - a. Existing utilities, including but not limited to, gas meter(s), electric meter(s), sight light(s), fire hydrant(s), sign(s), located on and across the Land without recorded easements
  - b. Existing fences not coincident with property boundary lines
  - c. Encroachment of a portion of an existing pool house of the Land onto the gas line easement referred to in Exception No. 15 hereof (Entry No. 2533462)