

12554403
6/13/2017 10:58:00 AM \$16.00
Book - 10567 Pg - 189-192
Gary W. Ott
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 4 P.

After recording return to:

GC Holladay On 9th, LLC
c/o Geringer Capital, Inc.
9595 Wilshire Boulevard, Suite 214
Beverly Hills, CA 90212
Attn: Robert D. Geringer

ST#01459-24717
Tax ID No. 22-05-178-024

SPECIAL WARRANTY DEED

THE GRANTOR, **NBS – Lemans OpCo, LLC, a Delaware limited liability company** ("Grantor") for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, grants to **GC Holladay On 9th, LLC, a Delaware Limited Liability Company** ("Grantee") that certain real estate, situated in Salt Lake County, Utah, as more particularly described in Exhibit A attached hereto and made a part by reference (the "Property"), together with all water and water rights, easements and hereditaments appurtenant thereto.

SUBJECT TO the following: (a) general taxes and assessments, which are not yet due and payable; and (b) all encumbrances, easements, restrictions and matters of record or which would be disclosed by an inspection or survey.

Grantor warrants that it is the owner in fee simple of the Property, the Property is free from all encumbrances created or suffered by Grantor, except the Permitted Exceptions, and that Grantor will warrant and defend the same against all lawful claims of all persons claim by, through or under Grantor, but not otherwise.

///signature on the following page///

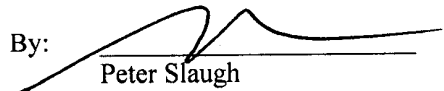
DATED: 8, 2017.

GRANTOR:

NBS – LEMANS OPCO, LLC,
a Delaware limited liability company

By: Su Casa Investments, LLC,
a Delaware limited liability company

Its: Manager

By: 
Peter Slaugh

Its: Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF Marin)

On 3/23/17 before me, David Lau, Notary Public personally appeared Peter Slavuta who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ [Seal]



EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY

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

Commencing at a fence corner on the South line of Rose Garden Subdivision, said point being North 506.83 feet and West 379.50 feet and North 89°49'55" West 1.43 feet from the center of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County Utah, and running thence South 0°40'40" West along a fence line 211.38 feet; thence South 0°17'30" West along a fence line 484.77 feet to the new North Right of Way Line of 4500 South Street after widening, thence North 89°54'45" West along said line 98.60 feet; thence North 162.00 feet; thence North 89°54'45" West 43.50 feet; thence North 324.17 feet to a fence line; thence North 89°33'30" West along said fence line 227.13 feet to the East line of 900 East Street; thence North 0°05'09" East along said line 104.60 feet to a fence line; thence South 89° 4'45" East along said fence line 172.99 feet; thence South 89°02' East along said fence line 29.80 feet; thence North 0° 40'40" East 105.20 feet to the South line of Rose Garden Subdivision; thence South 89°49'55" East (Equals South 89°49'20" East on Subdivision Plat) 170.0 feet to the point of commencement.

Tax ID: 22-05-178-024

12583662
7/27/2017 11:41:00 AM \$12.00
Book - 10582 Pg - 273-274
Gary W. Ott
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 2 P.

Stewart Title Insurance Agency of Utah, Inc.
1518 N. Woodland Park Drive
Layton, UT 84041

ST # 01459-24717

AFFIDAVIT

Gary Gurr, after being first duly sworn did say that he is of legal age and a resident of the State of Utah.

That this affidavit affects premises situated in Salt Lake County, State of Utah, described as follows:

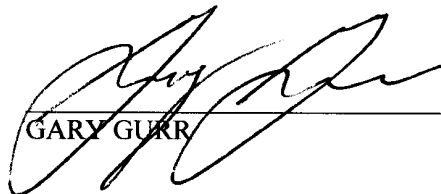
See attached EXHIBIT "A"

Tax ID No: 22-05-178-024

That on June 13, 2017, Stewart Title Insurance Agency of Utah, Inc. recorded a Special Warranty Deed, as Entry No. 12554403, in Book 10567, at Page 189, of Official Records wherein the legal description attached as Exhibit A, contained a scrivener's error in the course "South 89° 4'45" East along said fence line 172.99 feet". The correct bearing should read South 89°54'45" East.

That pursuant to Section 57-3-106 (9) Utah code Annotated, this Affidavit contains the corrected legal description and by this reference to be the legal description and Exhibit A that was intended to be used in said document referenced above.

Further affiant sayeth naught.



GARY GURR

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 27th day of July, 2017, personally appeared before me Gary Gurr, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC

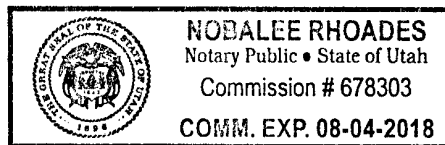


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01459-24717

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

Commencing at a fence corner on the South line of Rose Garden Subdivision, said point being North 506.83 feet and West 379.50 feet and North 89°49'55" West 1.43 feet from the center of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County Utah, and running thence South 0°40'40" West along a fence line 211.38 feet; thence South 0°17'30" West along a fence line 484.77 feet to the new North Right of Way Line of 4500 South Street after widening, thence North 89°54'45" West along said line 98.60 feet; thence North 162.00 feet; thence North 89°54'45" West 43.50 feet; thence North 324.17 feet to a fence line; thence North 89°33'30" West along said fence line 227.13 feet to the East line of 900 East Street; thence North 0°05'09" East along said line 104.60 feet to a fence line; thence South 89°54'45" East along said fence line 172.99 feet; thence South 89°02' East along said fence line 29.80 feet; thence North 0°40'40" East 105.20 feet to the South line of Rose Garden Subdivision; thence South 89°49'55" East (Equals South 89°49'20" East on Subdivision Plat) 170.0 feet to the point of commencement.

Tax ID Number: 22-05-178-024