

MAIL TAX NOTICE TO GRANTEE:
CW Urban, LLC
1222 W. Legacy Crossing Blvd, Ste 6
Centerville, Utah 84014
File Number: 2153677CM

13724313
7/22/2021 9:16:00 AM \$54.00
Book - 11210 Pg - 3303-3306
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 4 P.

SPECIAL WARRANTY DEED

Medical Leasing Limited, a Utah limited partnership, also appearing of record as
Medical Leasing Limited; Medical Leasing, LTD, a Utah limited partnership;
Medical Leasing, Ltd.; Medical Leasing, LTD, a Utah Partnership; and Medical
Leasing, Ltd., a Utah limited liability company,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS
AGAINST THE ACTS OF GRANTOR ONLY to

CW The Monroe, LLC, a Utah limited liability company,

GRANTEE

the following tracts of land in Salt Lake County, State of Utah, to-wit

\*\*\*SEE EXHIBIT-A ATTACHED HERETO AND MADEA PART HEREOF\*\*\*

TAX ID NUMBER FOR PROPERTY: 16-31-429-006 and 16-31-429-007 and 16-31-429-008 and 16-31-429-009
and 16-31-429-010 and 16-31-429-011 and 16-31-429-019 and 16-31-429-024 and 16-31-429-003 and 16-31-429-
018

Together with any and all Water Rights appurtenant thereto.

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to
general property taxes for the year 2021 and thereafter.

Effective as of this 20 day of July, 2021.

Medical Leasing Limited, a Utah limited partnership
By: Ring Enterprises, Inc., a Utah corporation
Its: General Partner

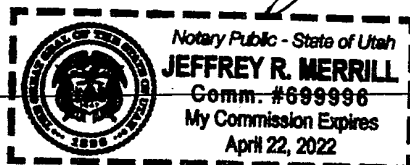
Handwritten signature of Wallace H. Ring
By: Wallace H. Ring, President

STATE OF UTAH )
) ss.
COUNTY OF SALT LAKE )

On the 20 day of July, 2021, personally appeared before me Wallace H. Ring, who being by
me duly sworn, did say that he, the said Wallace H. Ring is the President of Ring Enterprises, Inc., a Utah
corporation, the General Partner of and on behalf of Medical Leasing Limited, a Utah limited partnership,
and that said instrument was signed in behalf of said corporation by authority of a resolution of its board
of directors, and said Wallace H. Ring duly acknowledged to me that said corporation executed the same
in behalf of said partnership.

Handwritten signature of Notary Public
Notary Public

My Commission Expires: 4-22-22
Residing at: Draper, Utah



Warranty Deed

Page 1

Ent 13724313 BK 11210 PG 3303

EXHIBIT A

Parcel 1:

Beginning 315.7 feet West and 7 feet North from the Southeast corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey; and running thence West 50 feet; thence North 141.5 feet; thence East 50 feet; thence South 141.5 feet to the point of beginning.

Parcel 2:

Beginning 234 feet West from the Southeast corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey; thence West 81.7 feet; thence North 148.5 feet; thence East 81.7 feet; thence South 148.5 feet to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Warranty Deed recorded March 3, 1976 as Entry No. 2791143 in Book 4124 at Page 29, being described as follows:

A parcel of land in fee for highway purposes known as Project No. CR-220(2) being part of an entire tract of property in Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows: Beginning at a point 234 feet West from the Southeast corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey, and running thence West 81.7 feet; thence North 7.0 feet; thence East 81.7 feet; thence South 7.0 feet to the point of beginning.

Parcel 3:

Commencing 525 feet East of the Southwest corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey, thence North 148.5 feet; thence East 15 feet; thence South 148.5 feet; thence West 15 feet to beginning.

Also:

Commencing 540 feet East of the Southwest corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey, thence North 148.5 feet; thence East 50 feet; thence South 148.5 feet; thence West 50 feet to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Warranty Deed recorded September 26, 1975 as Entry No. 2746132 in Book 3981 at Page 266 and by that certain Quit Claim Deed recorded September 26, 1975 as Entry No. 2746133 in Book 3981 at Page 267, being described as follows:

A parcel of land in fee for highway purposes known as Project No. CR-220(2) being part of an entire tract of property in Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian, the boundaries of said parcel are described as follows:

Beginning at a point 525 feet East from the Southwest corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey and running thence East 65 feet; thence North 7.0 feet; thence West 65 feet; thence South 7.0 feet to the point of beginning.

Parcel 4:

Beginning at a point on the North line of 3900 South Street 590 feet East and 7 feet North from the Southwest corner of said Lot 2, Block 19 TEN ACRE PLAT "A", BIG FIELD SURVEY; thence North

141.5 feet; thence East 55 feet; thence South 141.5 feet; thence West 55 feet to beginning.

Parcel 5:

Beginning at a point which is West 57.0 feet from the Southeast corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey; running thence West 57.0 feet; thence North 148.5 feet; thence East 57.0 feet; thence South 148.5 feet to the point of beginning.

Less and Excepting therefrom that portion of the subject property as disclosed by that certain Warranty Deed recorded November 21, 1975 as Entry No. 2762459 in Book 4033 at Page 168, being described as follows:

Beginning at a point 57 feet West from the Southeast corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey, and running thence West 57 feet; thence North 7.0 feet; thence East 57 feet; thence South 7.0 feet to the point of beginning.

Parcel 6:

Commencing at the Southeast corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey, and running thence West 57 feet, thence North 148.5 feet; thence East 57 feet; thence South 148.5 feet to the point of beginning.

Less and excepting that portion of said property as disclosed by that certain Warranty Deed recorded May 25, 1976 as Entry No. 2817796 in Book 4210 at Page 404 that certain Warranty Deed recorded May 25, 1976 as Entry No. 2817797 in Book 4210 at Page 405, being described as follows:

Beginning at the Southeast corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey, and running thence West 57 feet; thence North 7.0 feet; thence East 57 feet; thence South 7.0 feet to the point of beginning.

Parcel 7:

Beginning at a point 231.96 feet North  $89^{\circ}59'26''$  West and 24.75 feet South  $0^{\circ}12'38''$  West from the Northeast corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey; thence North  $89^{\circ}59'26''$  West 68.74 feet; thence South  $0^{\circ}12'46''$  East 135.0 feet; thence South  $89^{\circ}59'20''$  East 68.74 feet; thence North  $00^{\circ}12'38''$  East 135.0 feet to the point of beginning.

Parcel 8:

Beginning North  $00^{\circ}12'23''$  East 148.69 feet and North  $89^{\circ}58'40''$  West 163.33 feet and North  $00^{\circ}12'30''$  East 74.61 feet from the Southwest corner of Lot 1, Block 19, Ten Acre Plat "A", Big Field Survey, thence South  $89^{\circ}58'48''$  East 133.26 feet; thence North  $00^{\circ}12'24''$  East 96.21 feet; thence North  $89^{\circ}58'48''$  West 132.93 feet; thence South  $00^{\circ}12'30''$  West 96.25 feet to the point of beginning.

Parcel 9:

Beginning North  $00^{\circ}12'23''$  East 7 feet from the Southwest corner of Lot 1, Block 19, Ten Acre Plat "A", Big Field Survey; thence North  $00^{\circ}12'23''$  East 141.69 feet; thence North  $89^{\circ}58'40''$  West 163.33 feet; thence North  $00^{\circ}12'30''$  East 74.61 feet; thence South  $89^{\circ}58'48''$  East 133.26 feet; thence North  $00^{\circ}12'24''$  East 150.21 feet; thence South  $89^{\circ}59'03''$  East 30.06 feet; thence North  $00^{\circ}12'23''$  East 36.05 feet; thence South  $89^{\circ}59'08''$  East 199.88 feet; thence South  $00^{\circ}12'11''$  West 52.54 feet; thence South  $89^{\circ}59'06''$  East 33.35 feet more or less; thence South  $00^{\circ}11'40''$  West 350.05 feet; thence North  $89^{\circ}58'25''$  West 233.34 feet more or less to the point of beginning.

Parcel 10:

Commencing 162.96 feet West and 1.5 rods South from the Northeast corner of Lot 2, Block 19, Ten Acre Plat "A", Big Field Survey, thence West 69 feet; thence South 135 feet; thence East 69 feet; thence North 135 feet to beginning.

Parcel 11:

Together with a non-exclusive easement for pedestrian and vehicular ingress, egress and traffic and vehicular parking as disclosed by that certain Cross Easement Agreement recorded August 2, 2002 as Entry No. 8310547 in Book 8628 at Page 2329 of official records.

Parcel 12:

Together with a non-exclusive easement for all utilities and drainage systems as disclosed Agreement recorded May 12, 2005 as Entry No. 9375372 in Book 9130 at Page 2898 of official records.