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Book - 10903 Pg - 5534-5538
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

When recorded mail document and tax notices
to:

BCG Legacy View, LLC
537 W 600 S, Suite 400
Salt Lake City, UT 84101

NCS-983556-ai

(space above this line for Recorder's use only)

Parcel Nos. 14-11-276-006; 14-11-276-008; 14-11-276-004

SPECIAL WARRANTY DEED

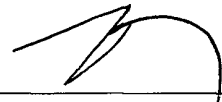
PWK Investment LLC ("Grantor"), a Utah limited liability company, whose address is 3863 Brockbank Dr., Salt Lake City, UT 84124, who took title to the property described herein as "PWK Investments, LLC, a Utah Limited Liability Company," hereby CONVEYS AND WARRANTS against all who claim by, through, or under Grantor to BCG Legacy View, LLC ("Grantee"), a Delaware limited liability company, whose address is 537 W 600 S, Suite 400, Salt Lake City, UT 84101, FOR THE SUM OF TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are acknowledged hereby, the following described tracts of land in Salt Lake County, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters specifically listed on Exhibit B attached hereto.

WITNESS the hand of said Grantor this 28th day of February, 2020.

PWK INVESTMENT LLC,
a Utah limited liability company

By:  for PWK Investment LLC.
Michael T. King, Manager

[Acknowledgement follows]

STATE OF UTAH)
)
COUNTY OF Salt Lake)
)

On the 26th day of February, 2020, the foregoing Special Warranty Deed was acknowledged before me by Michael T. King, in his capacity as Manager of PWK Investment LLC, a Utah limited liability company, on behalf of such company.

Anna Irons
Notary Public

1520871

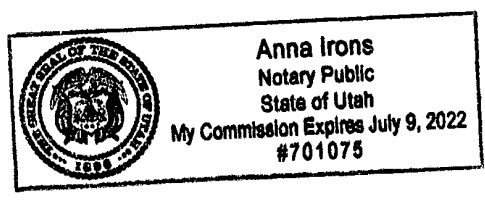


EXHIBIT A

(Legal Description)

Real property in Salt Lake City, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

ALL OF LOT 8, LEGACY INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 15, 1998 AS ENTRY NO. 7189827, IN BOOK 9812P, AT PAGE 0344, RECORDS OF SALT LAKE COUNTY, UTAH.

(Tax Parcel No. 14-11-276-006)

ALL OF LOT 9, LEGACY INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 15, 1998 AS ENTRY NO. 7189827, IN BOOK 9812P, AT PAGE 0344, RECORDS OF SALT LAKE COUNTY, UTAH.

(Tax Parcel No. 14-11-276-008)

PARCEL 2:

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 89°54'54" WEST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 11 A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'36" EAST A DISTANCE OF 304.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°26'00" WEST A DISTANCE OF 98.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 930.37 FEET, AND A CHORD BEARING NORTH 45°51'40" WEST, A CHORD DISTANCE OF 861.73 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°10'34" AN ARC DISTANCE OF 895.95 FEET; THENCE SOUTH 86°57'39" EAST A DISTANCE OF 716.74 FEET; THENCE SOUTH 00°01'36" WEST A DISTANCE OF 545.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING UNTO UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UNDERLYING THE PROPERTY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHTS TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY, OR TO INTERFERE WITH THE USE THEREOF BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS.

LESS AND EXCEPTING THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING 5600 WEST STREET (SR-172) KNOWN AS PROJECT NO. F-0172(32)7, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT IN THE EXISTING WESTERLY RIGHT OF WAY LINE OF 5600 WEST STREET (SR-172), WHICH CORNER IS 40.00 FEET NORTH 89°54'54" WEST ALONG THE QUARTER SECTION LINE AND 304.41 FEET NORTH 00°01'20" EAST (304.47 FEET NORTH 00°01'36" EAST BY RECORD) FROM THE EAST QUARTER CORNER OF SAID SECTION 11, SAID CORNER IS ALSO 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE 5600 WEST STREET RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 92+71.07; AND RUNNING THENCE SOUTH 80°25'51" WEST (SOUTH 80°26'00" WEST BY RECORD) 85.87 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT APPROXIMATELY 124.67 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 92+56.76; THENCE NORTH 08°27'26" WEST 38.51 FEET TO THE BEGINNING OF A 7,293.00-FOOT RADIUS CURVE TO THE RIGHT AT A POINT 130.35 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 92+94.85; THENCE NORTHERLY 533.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'23" (NOTE: CHORD TO SAID CURVE BEARS NORTH 06°21'45" WEST FOR A DISTANCE OF 533.18 FEET) TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHERLY RIGHT OF WAY LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY, AT A POINT APPROXIMATELY 189.64 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 98+24.73; THENCE SOUTH 86°57'48" EAST (SOUTH 86°57'39" EAST BY RECORD) 149.85 FEET ALONG SAID NORTHERLY BOUNDARY LINE AND SAID SOUTHERLY RIGHT OF WAY LINE TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID 5600 WEST STREET (SR-172); THENCE SOUTH 00°01'20" WEST (SOUTH 00°01'36" WEST BY RECORD) 545.78 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(Tax Parcel No. 14-11-276-004)

EXHIBIT B

(Permitted Encumbrances)

1. General property taxes for the year 2020, subject to certification by the County.
2. The Land is included within the boundaries of Metropolitan water District of Salt Lake and Sandy, Central Utah Water Conservancy District, and Inland Port Authority, and is subject to charges and assessments made thereby.
3. Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded November 27, 1998 as Entry No. 7169569 in Book 8177 at Page 1 of Official Records.
4. Easement for public utilities and incidental purposes, building setback line and notice to purchasers, all of which is shown on the recorded plat of Legacy Industrial Park, recorded December 15, 1998 as Entry No. 7189827 in Book 98-12P of Plats at Page 344 of Official Records.
5. Right of Way Easement in favor of Rocky Mountain Power, a Division of PacifiCorp, an Oregon corporation recorded December 8, 2006 as Entry No. 9934426 in Book 9391 at Page 9267 of Official Records.
6. Right of Way Easement in favor of Rocky Mountain Power, a Division of PacifiCorp, an Oregon corporation recorded December 8, 2006 as Entry No. 9934427 in Book 9391 at Page 9270 of Official Records.
7. An Easement in favor of the Salt Lake City Corporation recorded March 3, 2009 as Entry No. 10637372 in Book 9693 at Page 2647 of Official Records.
8. Right of Way Easement in favor of PacifiCorp, an Oregon corporation recorded June 12, 2009 as Entry No. 10728244 in Book 9734 at Page 9825 of Official Records.
9. Easement in favor of Utah Department of Transportation recorded June 3, 2019 as Entry No. 13001741 in Book 10787 at Page 9823 of Official Records.
10. The following matters disclosed by an ALTA/NSPS survey made by McNeil Engineering on November 27, 2019, designated Job No. 19712:
 - A) Fences not situated upon property lines.
 - B) Fiber optic signs.
 - C) Power lines.
 - D) Fiber optic lines.
 - E) Transformers.