

Mail Recorded Deed and Tax Notice To:  
CW the Yard QOZB LLC, a Utah limited liability company  
1222 W Legacy Crossing Blvd., Ste 6  
Centerville, UT 84014

13667218  
5/18/2021 4:53:00 PM \$40.00  
Book - 11176 Pg - 6725-6727  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 126081-CAF

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## SPECIAL WARRANTY DEED

MS Operating Company, LLC, a Utah limited liability company

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

CW the Yard QOZB LLC, a Utah limited liability company

**GRANTEE(S)** of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 15-02-103-002 and 15-02-151-004 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this <sup>14</sup> 18th day of May, 2021.

MS Operating Company, LLC, a Utah limited liability company

BY: *Grant Smith Kesler*  
Grant Smith Kesler  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this <sup>14</sup> 18th day of May, 2021, before me, personally appeared Grant Smith Kesler, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of MS Operating Company, LLC, a Utah limited liability company.

*Cortlund G. Ashton*  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Beginning at a point on the West line of Block 6 of Highland Park Addition, recorded April 17, 1888 as Entry No. 2906, in Book A, at Page 94 in the office of the Salt Lake County Recorder; said point being North 00°03'34" West, along said West line, 222.08 feet from the Southwest corner of said Block 6; said point also being North 00°03'34" West, along the monument line of Navajo Street, 1055.17 feet and North 89°56'26" East, 30.70 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 1387.21 feet and North 89°56'26" East, 28.66 feet from the Northeast corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'34" West, along said West line of said Block 6, 27.92 feet to the Southwest corner of Lot 18 of said Block 6; thence North 89°58'22" East, 162.11 feet; thence North 00°03'34" West, 100.00 feet; thence South 89°58'22" West, 162.11 feet to the Northwest corner of Lot 15 of said Block 6; thence North 00°03'34" West, along said West line of Block 6, 301.69 feet to a point on the Southerly right of way of the Western Pacific Rail Road; said point also being on a 2889.79 foot radius non-tangent curve to the left; thence along said Southerly right of way line the following two (2) courses: 1) Easterly, 557.49 feet along said curve through a central angle of 11°03'12" (chord bears North 80°14'37" East, 556.62 feet; 2) North 74°43'00" East, 283.60 feet to a point on the Westerly line of a parcel of land described in that Warranty Deed, Entry No. 2372762, in Book 2938 at Page 799, as recorded in the office of the Salt Lake County Recorder's office; thence South 00°41'10" East, along said Westerly line, 445.20 feet to a point on the West line of the Jordan River right of way; thence along said West line of the Jordan River right of way the following two (2) courses: 1) South 08°26'00" West, 80.13 feet; 2) South 15°16'00" East, 74.58 feet; thence West, 822.13 feet to the point of beginning. (aka proposed Lot 2 of The Yard)

**PARCEL 1A:**

A non-exclusive reciprocal cross access easement for vehicular and pedestrian access, as set forth and defined in that certain Reciprocal Cross Access Easement Agreement recorded January 27, 2021 as Entry No. 13547343 in Book 11107 at Page 3006 in the Salt Lake County Recorder's office.

When recorded return to:  
Cottonwood Title Insurance Agency, Inc.  
1996 East 6400 South #120  
Salt Lake City, UT 84121

**AFFIDAVIT OF SCRIVENER'S ERROR**

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Salt Lake County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am a Title Officer with Cottonwood Title Insurance Agency, Inc., which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, State of Utah.
3. That there are several instruments of record, containing an identical legal description, that were recorded against a certain tract of land located in Salt Lake City in **Salt Lake County**, State of Utah.
4. Said instruments of record are as follows: that Special Warranty Deed recorded May 18, 2021 as Entry No. **13667218** in Book 11176 at Page 6725; that certain Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing recorded May 18, 2021 as Entry No. **13667219** in Book 11176 at Page 6728; and that certain Assignment of Rights Under Covenants, Conditions and Restrictions, Sales Agreements, Permits, and Development Documents recorded May 18, 2021 as Entry No. **13667220** in Book 11176 at Page 6768 ("**Instruments**").
5. That due to a clerical error, the legal description shown on the Instruments contained an erroneous bearing on the second to last call.
6. The erroneous legal description is attached hereto as "**EXHIBIT A**".
7. The correct legal description is set forth and attached hereto as "**EXHIBIT B**".
8. This Affidavit is given pursuant to UCA 57-3-106(9) which states, "Minor typographical or clerical errors in a document of record may be corrected by the recording of an affidavit or other appropriate instrument"

DATED this 22 day of October, 2021.

Tax ID Nos.: **15-02-103-002-0000** and **15-02-151-004** (for reference purposes only)

\_\_\_\_\_  
Joey Stevens

STATE OF UTAH            )  
COUNTY OF SALT LAKE    )

On October 22, 2021, before me, a notary public, personally appeared Joey Stevens, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same.



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NOTARY PUBLIC

**"EXHIBIT A"**

(Erroneous Legal Description)

PARCEL 1:

Beginning at a point on the West line of Block 6 of Highland Park Addition, recorded April 17, 1888 as Entry No. 2906, in Book A, at Page 94 in the office of the Salt Lake County Recorder; said point being North 00°03'34" West, along said West line, 222.08 feet from the Southwest corner of said Block 6; said point also being North 00°03'34" West, along the monument line of Navajo Street, 1055.17 feet and North 89°56'26" East, 30.70 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 1387.21 feet and North 89°56'26" East, 28.66 feet from the Northeast corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'34" West, along said West line of said Block 6, 27.92 feet to the Southwest corner of Lot 18 of said Block 6; thence North 89°58'22" East, 162.11 feet; thence North 00°03'34" West, 100.00 feet; thence South 89°58'22" West, 162.11 feet to the Northwest corner of Lot 15 of said Block 6; thence North 00°03'34" West, along said West line of Block 6, 301.69 feet to a point on the Southerly right of way of the Western Pacific Rail Road; said point also being on a 2889.79 foot radius non-tangent curve to the left; thence along said Southerly right of way line the following two (2) courses: 1) Easterly, 557.49 feet along said curve through a central angle of 11°03'12" (chord bears North 80°14'37" East, 556.62 feet; 2) North 74°43'00" East, 283.60 feet to a point on the Westerly line of a parcel of land described in that Warranty Deed, Entry No. 2372762, in Book 2938 at Page 799, as recorded in the office of the Salt Lake County Recorder's office; thence South 00°41'10" East, along said Westerly line, 445.20 feet to a point on the West line of the Jordan River right of way; thence along said West line of the Jordan River right of way the following two (2) courses: 1) South 08°26'00" West, 80.13 feet; 2) **South 15°16'00" East**, 74.58 feet; thence West, 822.13 feet to the point of beginning. (aka proposed Lot 2 of The Yard)

PARCEL 1A:

A non-exclusive reciprocal cross access easement for vehicular and pedestrian access, as set forth and defined in that certain Reciprocal Cross Access Easement Agreement recorded January 27, 2021 as Entry No. 13547343 in Book 11107 at Page 3006 in the Salt Lake County Recorder's office.

**"EXHIBIT B"**

(Correct Legal Description)

PARCEL 1:

Beginning at a point on the West line of Block 6 of Highland Park Addition, recorded April 17, 1888 as Entry No. 2906, in Book A, at Page 94 in the office of the Salt Lake County Recorder; said point being North 00°03'34" West, along said West line, 222.08 feet from the Southwest corner of said Block 6; said point also being North 00°03'34" West, along the monument line of Navajo Street, 1055.17 feet and North 89°56'26" East, 30.70 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 1387.21 feet and North 89°56'26" East, 28.66 feet from the Northeast corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'34" West, along said West line of said Block 6, 27.92 feet to the Southwest corner of Lot 18 of said Block 6; thence North 89°58'22" East, 162.11 feet; thence North 00°03'34" West, 100.00 feet; thence South 89°58'22" West, 162.11 feet to the Northwest corner of Lot 15 of said Block 6; thence North 00°03'34" West, along said West line of Block 6, 301.69 feet to a point on the Southerly right of way of the Western Pacific Rail Road; said point also being on a 2889.79 foot radius non-tangent curve to the left; thence along said Southerly right of way line the following two (2) courses: 1) Easterly, 557.49 feet along said curve through a central angle of 11°03'12" (chord bears North 80°14'37" East, 556.62 feet; 2) North 74°43'00" East, 283.60 feet to a point on the Westerly line of a parcel of land described in that Warranty Deed, Entry No. 2372762, in Book 2938 at Page 799, as recorded in the office of the Salt Lake County Recorder's office; thence South 00°41'10" East, along said Westerly line, 445.20 feet to a point on the West line of the Jordan River right of way; thence along said West line of the Jordan River right of way the following two (2) courses: 1) South 08°26'00" West, 80.13 feet; 2) **South 05°16'00" East**, 74.58 feet; thence West, 822.13 feet to the point of beginning. (aka proposed Lot 2 of The Yard)

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