

AFTER RECORDING RETURN TO:

Burton and Main Street LLC
108-18 Queens Blvd, Suite 302
Forest Hills, NY 11375

Parcel No. 15-24-282-023
15-24-282-013
15-24-282-028

MNT: 77085

13878013 B: 11299 P: 1314 Total Pages: 3
01/27/2022 01:45 PM By: dsalazar Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 EAST BROADWAYSALT LAKE CITY, UT 84111

SPECIAL WARRANTY DEED

Raffi Daghlian, an individual, and Madlen Daghlian, as Successor Trustee of The Raffi Daghlian Family Trust under the provisions of the Trust Agreement dated March 1, 2019, as their interests may appear (collectively, "Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, to BURTON AND MAIN STREET LLC, a Utah limited liability company ("Grantee"), having an address at 108-18 Queens Boulevard, Suite 302, Forest Hills, NY 11375, the following described tract of land located in Salt Lake County, State of Utah:

Parcel 1

Beginning 13.62 feet East from Northwest corner of Lot 26, Block 3, Burton Place; thence Southeasterly 37 feet; thence West 89.25 feet; thence North 37 feet; thence East 89.22 feet to Beginning.

Parcel 2

Lots 80, 81 and 82, and the West 13.55 feet of Lot 83, Block 3, Burton Place, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Parcel 3

Lots 76, 77, 78, 79, Block 3, Burton Place, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

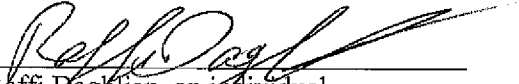
TOGETHER WITH all easements, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto; and together with all improvements located thereon.

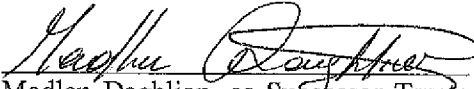
SUBJECT ONLY TO: (i) current taxes and assessments; and (ii) all matters of record other than monetary liens.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 26 day of January, 2022.

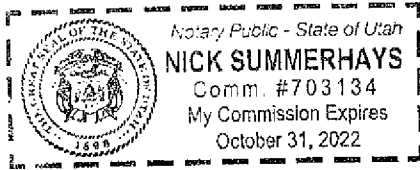
GRANTOR:



Raffi Daghljan, an individual


Madlen Daghljan, as Successor Trustee of The Raffi Daghljan Family Trust under the provisions of the Trust Agreement dated March 1, 2019

STATE OF UTAH)
)ss:
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 26 day of January, 2022, by Raffi Daghljan.





Notary Public

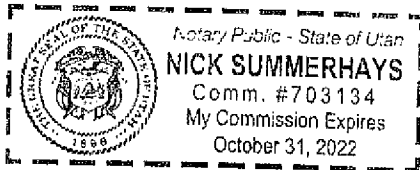
~~STATE OF UTAH)
)ss:
COUNTY OF _____)~~


~~The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Madlen Daghljan.~~

Notary Public

STATE OF UTAH)
)ss:
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 26 day of January, 2022, by Madlen Daghlian, as Successor Trustee of The Raffi Daghlian Family Trust under the provisions of the Trust Agreement dated March 1, 2019.





Notary Public

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:

Burton and Main Street LLC
C/O Bronstein Properties LLC
108-18 Queens Boulevard, Suite 302
Forest Hills, New York 11375

13864992 B: 11292 P: 995 Total Pages: 5
01/07/2022 12:33 PM By: dhummel Fees: \$42.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: STEWART TITLE INSURANCE AGENCY OF UTAH
6955 S UNION PARK CTR STE 370MIDVALE, UT 840476516

Tax Parcel/Serial Nos. (See Exhibit A)

1010578

(Space above for Recorder's use only.)

SPECIAL WARRANTY DEED

PAUL C. YOUNG, AS TRUSTEE OF THE YOUNG ELECTRIC SIGN COMPANY PROFIT SHARING 401(K) RETIREMENT PLAN AND TRUST (also referred to in various instruments of record as the: Young Electric Sign Company Employees Profit Sharing Trust; Young Electric Sign Company Employee Profit Sharing Retirement Trust; and Young Electric Sign Co., Employees Profit-Sharing Pension Plan and Trust), GRANTOR, whose address for purposes hereof is 2401 Foothill Drive, Salt Lake City, Utah 84109, hereby conveys and warrants against all persons and entities claiming by, through, or under it, and no other, to BURTON AND MAIN STREET LLC, a Utah limited liability company, GRANTEE, whose address for purpose hereof is 108-18 Queens Boulevard, Suite 302, Forest Hills, New York 11375, the following described real property which is located in Salt Lake County, Utah, and is more particularly described as follows:

See the attached Exhibit A, which is incorporated herein; and

SUBJECT ONLY to the permitted exceptions set forth in Exhibit B hereto.

Dated as of the 6th day of January, 2022.

Paul C. Young, as Trustee of the Young Electric Sign
Company Profit Sharing 401(k) Retirement Plan and
Trust



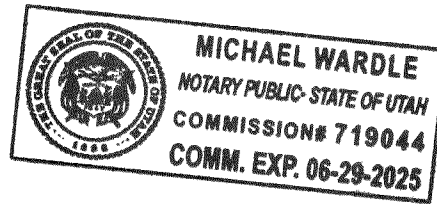
Paul C. Young

State of Utah)
 :SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 6th day of January, 2022, by Paul C. Young, as Trustee of the Young Electric Sign Company Profit Sharing 401(k) Retirement Plan and Trust.



Notary Public



Attachment "A"
to
Closing Instruction Letter

(Legal Description of Property)

Legal Description of the Property

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

Parcel 1: (15-24-282-029)

All of Lot 33, Block 3, BURTON PLACE SUBDIVISION, except a portion commencing at the South West Corner of Lot 33, Block 3 Burton Place Subdivision thence North 50 feet; thence East 12 feet; thence South 50 feet; thence West 12 feet to the point of beginning.

Parcel 2: (15-24-282-030)

A portion of Lot 33, Block 3, BURTON PLACE SUBDIVISION described as follows:
Commencing at the South West Corner of said Lot 33, thence North 50 feet; thence East 12 feet; thence South 50 feet; thence West 12 feet to the point of beginning.

Parcel 3: (15-24-282-022)

All of Lots 30, 31 and 32, Block 3, Burton Place together with 1/2 vacated alley abutting on East of Lot 30.
Also together with 1/2 vacated alley abutting on the West of the North 37 feet of Lot 29, Block 3 of Burton Place Subdivision.

Parcel 4: (15-24-282-024)

Commencing 35.6 feet North and 13.70 feet East of the Southwest corner of Lot 26, Block 3, Burton Place thence Northwesterly 38.0 feet thence West 89.25 feet thence South 38.0 feet thence East 89.29 feet to beginning together with 1/2 vacated alley abutting the above 38.0 feet of Lot 29.

Parcel 5: (15-24-282-025)

Commencing 13.70 feet East from the Southwest Corner of Lot 26, Block 3, Burton Place Subdivision; thence Northwesterly 35.6 feet; thence West 89.28 feet; thence South 35.6 feet; thence East 89.3 feet to the point of beginning. Together with 1/2 of vacated alley abutting on West of the South 35.6 feet of Lot 29, Block 3, Burton Place Subdivision.

Parcel 6: (15-24-282-009)

Lots 72 and 73, BURTON PLACE, according to the Official Plat thereof as recorded in the Office of the Salt Lake County Recorder, State of Utah.

Parcel 7: (15-24-282-010)

Lots 74 and 75, BURTON PLACE, according to the Official Plat thereof as recorded in the Office of the Salt Lake County Recorder, State of Utah.

4880-4639-3608, v. 1

Exhibit B
To
Special Warranty Deed

(Permitted Exceptions)

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. 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.
7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records
8. Taxes for the year 2022 are now a lien, but not yet due. Current Tax ID No. 15-24-282-029. (2021 taxes were paid in the amount of \$382.20) None due and payable as of date of Policy.
Taxes for the year 2022 are now a lien, but not yet due. Current Tax ID No. 15-24-282-030. (2021 taxes were paid in the amount of \$95.55) None due and payable as of date of Policy.
Taxes for the year 2022 are now a lien, but not yet due. Current Tax ID No. 15-24-282-022. (2021 taxes were paid in the amount of \$1,966.25) None due and payable as of date of Policy.
Taxes for the year 2022 are now a lien, but not yet due. Current Tax ID No. 15-24-282-024. (2021 taxes were paid in the amount of \$660.79) None due and payable as of date of Policy.
Taxes for the year 2022 are now a lien, but not yet due. Current Tax ID No. 15-24-282-025. (2021 taxes were paid in the amount of \$660.79) None due and payable as of date of Policy.
Taxes for the year 2022 are now a lien, but not yet due. Current Tax ID No. 15-24-282-009. (2021 taxes were paid in the amount of \$1,790.12) None due and payable as of date of Policy.
Taxes for the year 2022 are now a lien, but not yet due. Current Tax ID No. 15-24-282-010. (2021 taxes were paid in the amount of \$1,790.12) None due and payable as of date of Policy.
9. Subject property is included within the boundaries of City of South Salt Lake and is subject to the charges and assessments thereof. None due and payable as of date of Policy.
10. Central Pointe Urban Renewal Project Area Plan, and the terms, conditions and limitations contained therein, recorded November 3, 2011, as Entry No. 11273252, in Book 9963, at Page 9195 of County Records.
11. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.
12. Any rights, easements, interests or claims that may exist by reason of, or be reflected by, the

subdivision plat of Burton Place recorded July 6, 1908 as Entry No. 237542 in Book E of Plats at Page 53.

13. Reservations and/or Restrictions contained in Warranty Deed, and the terms, conditions and limitations contained therein, recorded August 1, 1900, as Entry No. 238363, in Book 62, at Page 529-530 of County Records. (Affects Parcels 1, 2 and part of 3)

14. Reservations and/or Restrictions contained in Warranty Deed, and the terms, conditions and limitations contained therein, recorded October 30, 1909, in Book 8-0, at Page 308 of County Records. (Affects Parcel 3)

15. Reservations and/or Restrictions contained in Warranty Deed, and the terms, conditions and limitations contained therein, recorded September 18, 1911, as Entry No. 285135, in Book 8-0, at Page 451 of County Records. (Affects Parcel 7)

16. Reservations and/or Restrictions contained in Warranty Deed, and the terms, conditions and limitations contained therein, recorded December 4, 1913, as Entry No. 318153, in Book 8-0, at Page 596 of County Records. (Affects Parcels 4 and 5)

17. Reservations and/or Restrictions contained in Receiver's Deed, and the terms, conditions and limitations contained therein, recorded August 7, 1934, as Entry No. 740781, in Book 142, at Page 12 & 13 of County Records. (Affects Parcel 6)

18. Intentionally Deleted

19. Any existing easements for utilities which may have been constructed through, over or under that portion of the above described premises shown as being a portion of vacated streets and alleys as disclosed in Ordinance, recorded on December 31, 1975, as Entry No. 2773301, in Book 4067, at Page 31 of Official Records.

20. . YESCO Outdoor Media, Outdoor Advertising Easement Agreement, recorded on January ~~7~~, 2022, as Entry No. 13864801, in Book 11291, at Page 9938 of Official Records.

21. Conditional Use Permit, and the terms, conditions and limitations contained therein, recorded August 15, 2013, as Entry No. 11705800, in Book 10169, at Page 3007 of County Records. (Affects Parcel 2)

4864-4540-9288, v. 2