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8/3/2021 11:28:00 AM \$40.00
Book - 11216 Pg - 4300-4301
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SUTHERLAND TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:
BRCC1, LLC
90 East 7200 South, #200
Midvale, UT 84047

SPECIAL WARRANTY DEED

IHOP SOUTH, LC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to BRCC1, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

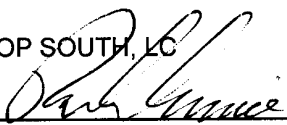
SEE EXHIBIT "A" ATTACHED HERETO

TAX ID#: 22-29-427-017

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 2nd day of August, 2021.

IHOP SOUTH, LC



ROBERT D. IRVINE
Manager

State of Utah
County of Salt Lake

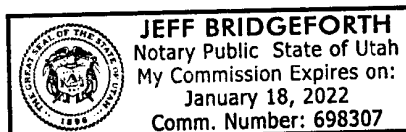
On this 2nd day of August, 2021, before me, the undersigned Notary Public, personally appeared ROBERT D. IRVINE, Manager of IRVINE INVESTMENT COMPANY, LC, which is the Manager of IHOP SOUTH, LC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before 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.



Notary Public

My commission expires: January 18, 2022

File Number: 46784
Warranty Deed Special Ent BP UT



Page 1 of 2

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A part of Lot 3B, OVERLOOK AT UNION POINT LOT 3 AMENDED, a subdivision in Sandy City, Salt Lake County, Utah, within the Southeast quarter of Section 29, Township 2 South Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at the most Westerly corner of said Lot 3B at a point on the Northeasterly line of Union Park Avenue (1300 East Street), being 1185.35 feet North 89°46'05" East along the quarter section line; and 714.88 feet South 00°13'55" East from the center of said Section 29, and running thence North 65°16'03" East 105.59 feet and North 40°00'00" East 221.79 feet along the Northwesternly line of said Lot 3B to a point on the back or Northeasterly edge of the existing concrete curb; thence Southeasterly along the arc of a 160.00 foot radius curve to the left a distance of 62.39 feet (central angle equals 22°20'29" and long chord bears South 38°50'37" East 62.00 feet) to a point of tangency on the back or Northeasterly edge of the existing concrete curb; thence South 50°00'51" East 74.18 feet along said back of curb to the Southeasterly line of said Lot 3B; thence along said Southeasterly line the following four courses: South 40°00'00" West 134.24 feet; North 50°00'00" West 10.00 feet; South 40°00'00" West 165.81 feet; and South 55°57'21" West 65.00 feet to the most Southerly corner of said Lot 3B at a point on the Northeasterly line of Union Park Avenue; thence Northwesternly along the arc of a 1001.69 foot radius curve to the right a distance of 162.79 feet (central angle equals 9° 18'42" and long chord bears North 29°23'19" West 162.62 feet) along the Northeasterly line of said Union Park Avenue to the point of beginning.

Parcel 1A:

A non-exclusive easement for ingress and egress, appurtenant to parcel 1, created by that certain Declaration of Reciprocal Access Easement recorded August 23, 2001 as Entry No. 7983531, in Book 8492, at Page 5511 of the official records of the Salt Lake County Recorder, within the following described property: Being 14.0 feet wide on the Northwesternly side and 10.0 feet on the Southeasterly side of the following described portion of the lot line between Lots 3A and 3B of OVERLOOK AT UNION POINT LOT 3 AMENDED, a subdivision filed in Book 2001P of Plats at Page 227 of the official records of the Salt Lake County Recorder, and described as follows: Beginning at a point on the centerline of a North-South cross access road, said point being East 1123.850 feet and South 56.218 feet and Southeasterly along the arc of a 1001.690 foot radius curve to the left (center bears South 76°21'57" East) through a central angle of 47°40'43" a distance of 833.55 feet and North 55°57'21" East 50.00 feet from the center of Section 29, township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 55° 57'21" East 15.00 feet; thence North 40°00'00" East 181.81 feet.

Tax Parcel No.: 22-29-427-017