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4/13/2018 3:36:00 PM \$14.00  
Book - 10665 Pg - 239-241  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:  
Sands Apartments, LLC  
Attn: Max Rosendin  
2019 Main Street, Suite 2  
Salt Lake City, UT 84115



File No.: 98074-AH

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## SPECIAL WARRANTY DEED

**Hudson-Walnut Group, LLC, a California limited liability company**

**GRANTOR(S)** of Pasadena, State of California, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Sands Apartments, LLC, a Utah limited liability company**

**GRANTEE(S)** of Salt Lake City, 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:

Commencing 50.4 rods West and 10 rods North of the Southeast corner of Section 17, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 142.2 feet, more or less; thence West 159.9 feet; thence South 142.2 feet, more or less; thence East 159.9 feet to the place of beginning.

**TAX ID NO.:** 16-17-476-011 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 12<sup>th</sup> day of April, 2018.

Hudson-Walnut Group, LLC, a California  
Limited Liability Company

BY:   
\_\_\_\_\_  
Sima Mikaelian Hovannessian  
Manager/Partner

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

On the \_\_\_\_\_ day of April, 2018, personally appeared before me Sima Mikaelian Hovannessian, who acknowledged herself to be the Manager/Partner of Hudson-Walnut Group, LLC, a California Limited Liability Company, and that she, as such Manager/Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

On 4/12 /2018 before me, Hayk Terzyan, Notary Public  
(insert name and title of the officer)

personally appeared Sima Mikaelian Hovannessian  
who 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 to 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)