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When Recorded, Mail To:
Dennis K. Poole, Esq.
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, Utah 84107

GRANTEE'S ADDRESS:
223 West 700 South, Suite 200
Salt Lake City, Utah 84101

13002292
06/04/2019 01:33 PM \$40.00
Book - 10788 Pg - 2370-2378
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
POOLE & ASSOCIATES LLC
4543 S 700 E STE 200
SLC UT 84107
BY: KRP, DEPUTY - WI 9 P.

Space above for County Recorder's Use
Parcel Nos. 16-06-129-004
16-06-479-011

SPECIAL WARRANTY DEED

AMBERLEY PROPERTIES, L.L.C., a Utah limited liability company, of 5968 East State Road 356 Scottsburg, IN 47170, GRANTOR, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, hereby conveys and warrants against all claiming by, through or under it to **WESTERN REGION NONPROFIT HOUSING CORPORATION**, a Utah nonprofit corporation, of 223 West 700 South, Suite 200, Salt Lake City, Utah 84101, in and to the following described real property located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record as set forth on Exhibit "B" attached.

TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the property and that it will warrant and defend the Property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

This Special Warranty Deed es executed and the real property is conveyed pursuant to the terms and conditions of a Deed in Lieu of Foreclosure agreement between Grantor and Grantee dated May 27, 2019.

WITNESS, the hand of Grantor this 27th day of May, 2019.

AMBERLEY PROPERTIES, L.L.C., a Utah limited liability company

By its Manager, RWM Acquisitions, LLC, a Utah limited liability company

By: 
Rickey W. Mendenhall, Manager

STATE OF INDIANA)
 : ss
COUNTY OF CLARK)

On the 24 day of May, 2019, personally appeared before me Rickey W. Mendenhall, the Manager of AMBERLEY PROPERTIES, L.L.C., a Utah limited liability company, the signer of the foregoing instrument who duly acknowledged that he executed the same.

Lois J. Smith

NOTARY PUBLIC

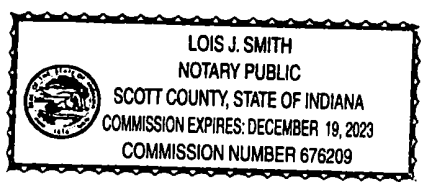


EXHIBIT "A"

(Legal Description)

Real property located in Salt Lake County, State of Utah, more particularly described as follows:

PARCEL 1

Beginning at a point 153 feet East of the Northwest corner of Lot 6, Block 72, Plat "A", Salt Lake Survey; and running thence East 45 feet; thence South 132 feet; thence West 45 feet; thence North 132 feet to beginning.

SUBJECT TO A RIGHT OF WAY:

Beginning at a point 158 feet East of the Northwest corner of said Lot 6; thence South 116.34 feet; thence South 45 deg. East 8 feet; thence East 34.34 feet; thence South 10 feet; thence West 45 feet; thence North 132 feet; thence East 5 feet to beginning.

PARCEL 1A:

TOGETHER WITH a right of way, insofar as the same appurtenant to the above land, described as follows:

Beginning at a point 153 feet East of the Northwest corner of said Lot 6; thence South 132 feet; thence West 5 feet; thence North 132 feet; thence East 5 to beginning.

PARCEL 1B:

ALSO TOGETHER WITH a right of way over;

Beginning 198 feet East of the Northwest corner of said Lot 6; thence South 132 feet; thence East 17 feet; thence North 132 feet; thence West 17 feet to beginning.

PARCEL 2:

Beginning at the Northeast corner of Lot 5, Block 19, Plat "B", Salt Lake City Survey; and running thence South 12.4 rods; thence West 55 feet; thence North 12.4 rods; thence East 55 feet to the point of beginning.

SUBJECT TO all restrictions, reservations and other conditions of record set forth on Exhibit "B" attached hereto.

EXHIBIT "B"

(Exceptions)

See attached.

Lawyers Title
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SCHEDULE NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA PART I

ORDER NO.: 00025714 POLICY NO.: 470027027

~~THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF THE FOLLOWING:~~

1. (THE FOLLOWING EXCEPTIONS AFFECT PARCEL 1)

Lien of Taxes, now accruing as a lien, but not yet due and payable

Year		2000
Sidwell No.		16-06-127-004
Prior year		1999 Paid

2. The land described herein is located within the boundaries of Salt Lake City and is subject to any assessments levied thereby. (CURRENT)

3. Subject to a Right of Way as created by that certain Warranty Deed, recorded June 3, 1909, as Entry No. 250490, in Book 6-K, at Page 316, more particularly described as follows:

Beginning at a point 158 feet East of the Northwest corner of said Lot 6; thence South 116.34 feet; thence South 45 deg. East 8 feet; thence East 34.34 feet; thence South 10 feet; thence West 45 feet; thence North 132 feet; thence East 5 feet to beginning.

(THE FOLLOWING EXCEPTIONS AFFECT PARCEL 2)

4. Lien of Taxes, now accruing as a lien, but not yet due and payable

Year		2000
Sidwell No.		16-06-479-011
Prior year		1999 Paid

5. The land described herein is located within the boundaries of Salt Lake City and is subject to any assessments levied thereby. (CURRENT)

6. Subject to any Special Assessments contained within Salt Lake City Special Districts including Street Lighting, Curb and Gutter, and Main Street Improvements where applicable.

7. Subject to a Findings and Order, dated June 3, 1968, recorded June 6, 1968, as Entry No. 2248132, in Book 2664, at Page 373, wherein the Salt Lake City Board of Adjustment granted a

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SCHEDULE B - PART I
NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

ORDER NO. 00025714

POLICY NO. 470027027

~~In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that such matters are subordinate to the lien or charge of the insured mortgage upon said estate or interest.~~

1. Memorandum of Lease, and the terms and conditions thereof|
- | | | |
|-----------|--|---------------------------|
| Lessor | | THOMAS MULCOCK |
| Lessee | | WEB SERVICE COMPANY, INC. |
| Term | | 20 years |
| Recorded | | MAY 8, 1997 |
| Entry No. | | 6639553 |
| Book/Page | | 7662/1297 |

The lien of said Trust Deed was made subordinate and inferior to the lien of the Trust Deed shown in Paragraph 4 of Schedule "A", by a Subordination Agreement.

Dated		AUGUST 3, 2000
Recorded		AUGUST 7, 2000
Entry No.		7692946
Book/Page		8379/5234

2. Assignment of Leases, Rents and Contracts
- | | | |
|-----------|--|---|
| Between | | AMBERLEY PROPERTIES, L.L.C., a Utah limited liability company |
| And | | UTAH COMMUNITY REINVESTMENT CORPORATION, a Utah nonprofit corporation |
| Dated | | AUGUST 4, 2000 |
| Recorded | | AUGUST 7, 2000 |
| Entry No. | | 7692942 |
| Book/Page | | 8379/5195 |

3. A Deed of Trust, With Assignment of Rents, and the terms and conditions thereof:
- | | | |
|---------------|--|---|
| Stated Amount | | \$316,625.00 |
| Trustor | | AMBERLEY PROPERTIES, L.L.C. |
| Trustee | | METRO NATIONAL TITLE COMPANY |
| Beneficiary | | STATE OF UTAH OLENE WALKER HOUSING TRUST FUND |
| Dated | | JULY 31, 2000 |
| Recorded | | AUGUST 7, 2000 |
| Entry No. | | 7692943 |
| Book/Page | | 8379/5223 |

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ATTACHED TO AND MADE A PART OF POLICY NO: 470027027

NATIONAL HEADQUARTERS RICHMOND, VIRGINIA

CONTINUATION OF SCHEDULE B - PART II

ORDER NO. 00025714

Re-recorded SEPTEMBER 13, 2000
Entry No. 7717883
Book/Page 8387/4273

Deed Restriction, including the terms and conditions thereof
Between AMBERLEY PROPERTIES, L.L.C.. a Limited Liability Company
And STATE OF UTAH OLENE WALKER HOUSING TRUST FUND
Dated JULY 31, 2000
Recorded AUGUST 7, 2000
Entry No. 7692944
Book/Page 8379/5227
Providing A Deed Restriction, the term of which shall run from the date of execution hereof and remain in effect during the period of affordability under Section 92.252 or Section 92.254 of 24 CFR Part 92 (Home Investment Partnership Program) as amended from time to time, as applicable, or until the expiration of the Trust Deed Note of like date, whichever is later.

Re-recorded SEPTEMBER 13, 2000
Entry No. 7717884
Book/Page 8387/4279

4. (THE FOLLOWING AFFECTS PARCEL 2)

Lease, and the terms and conditions thereof
Lessor WILLIAM GROSSMANN
Lessee AMBERLEY PROPERTIES, L.L.C.
Begins OCTOBER 1, 2000
Ends DECEMBER 31, 2099
Recorded AUGUST 7, 2000
Entry No. 7692945
Book/Page 8379/5231
Area Affected The Eastern 28 feet, more or less of the real property owned by the Lessor, having a street address and commonly known as 613 South Fifth East, Salt Lake City, Utah 84102, extending its the Eastern property line that separates said property and the property known as Trolley Lane Apartments, having a street address of 518 East Sixth

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NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

~~ATTACHED TO AND MADE A
PART OF POLICY NO. 470027027~~

CONTINUATION OF SCHEDULE B - PART II

~~ORDER NO. 00025714~~

South, Salt Lake City, Utah. The approximate size of said premises being let hereunder 28.00 feet East-West by 41.25 feet North-South, to be occupied for a parking lot, incidental landscaping and for no other purposes.