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7/1/2019 3:09:00 PM \$40.00  
Book - 10798 Pg - 7281-7283  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

**Order No.:**

**When Recorded, Mail To:**

Farnsworth Johnson PLLC  
180 North University Avenue, Suite 260  
Provo, Utah 84601  
Attention: Steven W. Farnsworth

*FATCO NCS 901778-aj*

**SPECIAL WARRANTY DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **CF III SH VALLEY FAIR, LLC**, a Delaware limited liability company ("Grantor"), does hereby convey to **CONSTITUTION BOULEVARD HOTEL, LLC**, an Utah limited liability company ("Grantee"), the real property ("Real Property") situated in the County of Salt Lake, State of Utah, more particularly described in Exhibit "A" attached to this Deed.

**TOGETHER** with all tenements, hereditaments and appurtenances to the Real Property.

**SUBJECT TO** all current taxes, patent reservations, all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record or to which reference is made in the public records, any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate survey, of the Real Property would reveal, and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Real Property.

**AND GRANTOR** hereby binds itself and its successors to warrant and defend title to the Real Property against the acts of Grantor and none other, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 25 day of ~~July~~ <sup>June</sup>, 2019.

GRANTOR:

**CF III SH VALLEY FAIR, LLC,**  
a Delaware limited liability company

By: *Brian Moss*  
Name: Brian Moss  
Its: Manager

STATE OF ARIZONA     )  
  ) ss.  
County of Maricopa     )

On ~~July~~ <sup>June 25</sup> 2019, before me, Daria DeChirico, a Notary Public in and for said state, personally appeared Brian MOSS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

*Daria DeChirico*  
Notary Public

My Commission Expires: June 20, 2020



**EXHIBIT "A"**

to Special Warranty Deed

**LEGAL DESCRIPTION OF REAL PROPERTY**

A part of the Northeast Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the West Line of the Frontage Road along the West Side of Interstate Highway I-215 located 1304.94 feet South  $0^{\circ}15'27''$  West along the Quarter Section Line; and 1477.68 feet South  $89^{\circ}44'33''$  East from the North Quarter Corner of said Section 33; and running thence Southerly along the arc of a 6984.50 foot radius curve to the right a distance of 316.34 feet (Center bears South  $85^{\circ}14'21''$  West, Central Angle equals  $2^{\circ}35'42''$  and Long Chord bears South  $3^{\circ}27'48''$  East 316.31 feet) along said West Line of the Frontage Road;

Thence South  $87^{\circ}35'01''$  West 150.54 feet;

Thence North  $5^{\circ}27'53''$  West 257.62 feet;

Thence North  $0^{\circ}14'42''$  East 57.27 feet;

Thence North  $86^{\circ}55'13''$  East 155.81 feet to the point of beginning.

(Part of 15-33-276-009-0000)