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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
POOLE & ASSOCIATES LC
4543 S 700 E, STE 200
SLC UT 84107
BY: PSA, DEPUTY - WI 4 P.

When Recorded, Mail To:

Dennis K. Poole
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, Utah 84107

GRANTEE'S ADDRESS:

8411 Run of the Knolls
San Diego, California 92127

Space above for County Recorder's Use
PARCEL I.D.# 16-06-107-038

SPECIAL WARRANTY DEED

FERREIRA PROPERTY ASSOCIATES, LLC, a Utah limited liability company, of 8411 Run of the Knolls, San Diego, California 92127, as to an undivided 3.0919% interest in the property, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, hereby CONVEYS AND WARRANTS against all claiming by, through or under it, to **LIBERTY CREST ASSOCIATES, LLC**, a Utah limited liability company, of 6440 S. Wasatch Blvd., Suite 100, Salt Lake City, Utah 84121, the following described tract of land located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" attached hereto and incorporated herein by reference;

subject only to those Permitted Exceptions set forth on EXHIBIT "B" attached hereto and incorporated herein by reference.

WITNESS, the hand of said Grantor, this 1st day of January, 2019.

FERREIRA PROPERTY ASSOCIATES, LLC,
a Utah limited liability company

By: *Steven J. Ferreira*
Steven J. Ferreira, Manager

By: *Sheri Ferreira*
Sheri Ferreira, Manager

STATE OF CALIFORNIA)
) : ss
COUNTY OF San Diego)

On the 18 day of June, 2019, personally appeared before me Steven J. Ferreira and Sheri Ferreira, the Managers of FERREIRA PROPERTY ASSOCIATES, LLC, a Utah limited liability company, the signers of the within instrument, who duly acknowledged to me that they executed the same.



~~See Attached~~
D

[Signature]
NOTARY PUBLIC

See Attached
06/18/2019
[Signature]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Diego)
On June 18th 2019 before me, Nicholas Alfredo Camozzi, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Steven J. Ferreira and Sheri Ferreira
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: 6/18/2019
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"

(Legal Description)

Real property located in Salt Lake City, Utah, more particularly described as follows:

BEGINNING THE NORTHEAST CORNER OF LOT 1, BLOCK 71, PLAT "A" SALT LAKE CITY SURVEY AND RUNNING THENCE S 0°01'43" E 74.00 FEET ALONG THE WEST RIGHT OF WAY OF 200 EAST STREET; THENCE S 89°58'22" W 88.00 FEET; THENCE N 0°01'43" W 8.00 FEET; THENCE S 89°58'22" W 85.50 FEET; THENCE N 0°01'43" W 66.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE S 89°58'22" WEST 21.30 FEET ALONG SAID LINE; THENCE N 0°01'43" W 216.01 FEET; THENCE N 89°58'22" E 194.80 FEET TO A POINT ON THE WEST RIGHT OF WAY OF 200 EAST STREET; THENCE S 0°01'43" E 216.01 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL NO. 16-06-107-038

EXHIBIT "B"

(Permitted Exceptions)

1. General Property Taxes for the year 2019.
2. Subject land lies within the boundaries of Salt Lake City Department of Public Utilities, Emergency, Water, Sewer and Storm (801) 483-6700, and all service districts pertaining thereto, and is subject to any and all charges and assessments levied thereunder.
3. Resolution No. 84 of 1995 to Create Salt Lake City, Utah Lighting District No. 2, and any assessments levied thereunder, recorded October 17, 1995, as Entry No. 6191352, in Book 7250, at Page 444, Salt Lake County Records.
4. Notice of Encumbrance and Assessment Area Designation, describing an assessment area to be known as Salt Lake City, Utah Special Assessment Area CBIA-13, recorded February 14, 2013, as Entry No. 11576977, in Book 10107, at Page 8970, Salt Lake County Records.
5. Notice of Assessment Interest, dated May 24, 2013, wherein Salt Lake City claims an interest in the properties described herein, recorded May 29, 2013, as Entry No. 11650980, in Book 10142, at Page 9427, Salt Lake County Recorder's Office, Utah.
6. Notice of Minor Subdivision Approval, dated March 31, 2003, by the Salt Lake City Planning Division, approving subdivision descriptions, recorded March 31, 2003, as Entry No. 8590276, in Book 8767, at Page 4180, Salt Lake County Records.
7. Amended Notice of Minor Subdivision Approval, dated June 4, 2003, by the Salt Lake City Planning Division approving subdivision descriptions, recorded June 4, 2003, as Entry No. 8675652, in Book 8811, at Page 3337, Salt Lake County Records.
8. Notice of Adoption of Redevelopment Plan Entitled C.B.D. Neighborhood Development Plan dated May 1, 1982, and recorded November 22, 2005, as Entry No. 8560336, in Book 9220, at Page 4101, Salt Lake County records.
9. Salt Lake City Ordinance No. 70 of 2005, Adopting the Central Community Master Plan Pursuant to Petition No. 400-01-36, recorded November 22, 2005, as Entry No. 8560336, in Book 9220, at Page 4101, Salt Lake County records.
10. That Declaration of Easements dated October 1, 2013, executed by Boyer QC Holdings, L. C., a Utah limited liability company, and EBT, LTD., a Utah limited liability company, and recorded October 2, 2013, as Entry No. 11735562, in Book 10162, at Pages 6730-6745.