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Book - 10873 Pg - 2642-2643
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax notice to:
Grantee
1810 West 700 North Suite 200
Lindon, UT 84042
MNT File No.: 67377
Tax ID No.: 08-35-457-031

WARRANTY DEED

International Way LLC, a Utah limited liability company

GRANTOR of Salt Lake City, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

OZ5 Opportunity Fund, L.L.C., a Utah limited liability company

GRANTEE of 1810 West 700 North Suite 200, Lindon, UT 84042 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.


WITNESS, the hand(s) of said grantor(s), 13th day of December, 2019.

International Way LLC, a Utah limited liability company

By: 
Muffy Ferro, Manager

State of Idaho, County of Teton)ss:

On this date, December 13, 2019, personally appeared before me Muffy Ferro who being by me duly sworn did say that she is a Manager of International Way LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Muffy Ferro acknowledged to me that said limited liability company executed same.


Notary Public
Teton County, ID
March 21, 2025

JEANNE FAGG
COMMISSION #81308
NOTARY PUBLIC
STATE OF IDAHO

Exhibit "A"

Beginning at a point on the North line of Lot 5, Block 58, Plat "C", SALT LAKE CITY SURVEY, said point being North 89°58'38" East along said Northerly line 264.132 feet from the Northwest corner of said Lot 5, said point also being North 89°58'38" East along the North Temple monument line 331.338 feet and South 00°02'05" East 74.988 feet from a Salt Lake County Monument in the intersection of said North Temple and 900 West Streets, and running thence North 89°58'38" East 66.034 feet to the Northwest corner of Lot 6, said Block 58; thence North 89°58'38" East along the North line of said Lot 6, said Block 58; 123.814 feet to the Northwest corner of property described in Quit-Claim Deed recorded February 8, 1972 as Entry No. 2436079, in Book 3040, at Page 223 of the Official Records of the Salt Lake County Recorder; thence along the Westerly line of said property South 00°02'29" East 136.966 feet, more or less (136.89 feet in said Quit-Claim Deed); thence continuing along the said Westerly line South 58°24'52" West 13.315 feet, more or less (13.27 feet in said Quit-Claim Deed); thence continuing along the said Westerly line South 89°58'38" West 28.205 feet, more or less (South 89°58'36" West 28.19 feet in said Quit Claim Deed); thence continuing along said Westerly line South 02°52'10" West 21.191 feet, more or less, to the South line of Lot 6, said Block 58; thence along the South line of said Lot 6 and the South line of Lot 5, said Block 58, South 89°58'50" West 149.238 feet; thence North 00°02'05" West 165.091 feet, more or less, to the point of beginning.

Less and excepting that portion of the subject property as disclosed by that certain Special Warranty Deed recorded May 12, 2011 as Entry No. 11181724 in Book 9924 at Page 1771, being described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in Lots 5 and 6, Block 58, SALT LAKE CITY SURVEY, PLAT "C", situate in the S1/2SW1/4 of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the intersection of the Westerly boundary line of said entire tract and the existing Southerly right of way line of North Temple Street which point is 66.03 feet South 89°58'38" West along said Southerly right of way line from the Northwest corner of said Lot 6; and running thence North 89°58'38" East 189.85 feet along said Southerly right of way line; thence South 00°02'29" East 8.05 feet along the Easterly boundary line of said entire tract; thence North 89°50'40" West 83.89 feet; thence North 85°49'06" West 106.25 feet to the point of beginning.