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12/30/2019 9:32:00 AM \$40.00
Book - 10878 Pg - 8411-8415
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, RETURN TO:

Carl W. Barton, Esq.
Holland & Hart LLP
222 South Main, Suite 2200
Salt Lake City, Utah 84101

CT-108821-CAF

SPECIAL WARRANTY DEED

Tax Parcel No. 15-01-226-007

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, also shown of record as Salt Lake County, a political subdivision of the State of Utah, GRANTOR, hereby conveys and warrants against all who claim by, through, or under Grantor, to SALT LAKE CITY CH, LLC, a Delaware limited liability company, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described parcel of real property in Salt Lake County, Utah (the "*Property*"), to wit:

SEE EXHIBIT A HERETO.

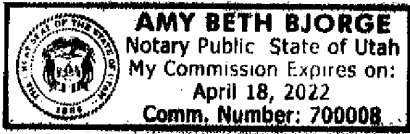
SUBJECT ONLY TO the items listed on EXHIBIT B hereto.

THIS CONVEYANCE IS SUBJECT TO A LIMITED AND SUBORDINATED RIGHT OF REVERSION IN FAVOR OF GRANTOR (THE "*REVERSIONARY RIGHT*") CONTAINED IN THAT CERTAIN DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS AND EASEMENT AGREEMENT, DATED OF EVEN DATE HERewith, MADE BY GRANTOR AND GRANTEE, AND RECORDED IMMEDIATELY FOLOWING THE RECORDING OF THIS SPECIAL WARRANTY DEED (THE "*DECLARATION*"). AS PROVIDED IN THE DECLARATION, THE REVERSIONARY RIGHT SHALL AUTOMATICALLY TERMINATE AND BE ABSOLUTELY NULL AND VOID UPON THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE HOTEL PROJECT, AS DEFINED IN THE DECLARATION.

[SIGNATURE ON FOLLWING PAGE]

STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)

On this 18 day of Dec, 20 19, personally appeared before me Sherrie Swensen, who being by me duly sworn, did say and acknowledge that (s)he is the Clerk of Salt Lake County, and that the foregoing Special Warranty Deed was signed by her on behalf of Salt Lake County by authority of a Resolution of the Salt Lake County Council.



Amy Borge

NOTARY PUBLIC
Residing in Salt Lake County, Utah

EXHIBIT A

Legal Description of the Property

A parcel of land being part of Block 68, Plat "A," Salt Lake City Survey located in the Northeast quarter of Section 1, Township 1 South, Range 1 West of the Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

Beginning at the Southeast corner of said Block 68, which point is 63.98 feet South $89^{\circ}56'38''$ West and 64.43 feet North $00^{\circ}02'52''$ West from the city monument located at the intersection of 200 South and West Temple Streets; thence South $89^{\circ}56'38''$ West (record = South $89^{\circ}58'16''$ West) 220.00 feet along the South line of said Block 68; thence North $00^{\circ}02'46''$ West 325.11 feet; thence North $89^{\circ}57'14''$ East 220.00 feet to the East line of said Block 68; thence South $00^{\circ}02'46''$ East (record = South $00^{\circ}00'59''$ East) 325.07 feet along said East line to the point of beginning.

Contains 71,520 square feet in area or 1.642 acres more or less.

Tax Parcel No.: 15-01-226-007

EXHIBIT B

List of Permitted Exceptions

1. Charges and assessments of Salt Lake City and the Salt Lake City Metropolitan Water District not yet due.
2. Ordinance Amending the Official Map of Salt Lake County to Show Thereon the Proposed Location of the Salt Lake County Convention Complex, dated June 17, 1964 and recorded June 17, 1964 as Entry No. 2007451 in Book 2202 at Page 514.
3. Notice of Adoption of Redevelopment Plan Entitled "C.B.D. Neighborhood Development Plan," dated November 19, 1984 and recorded November 28, 1984 as Entry No. 4020604 in Book 5609 at Page 1953.
4. Ordinance No. 70 of 2005 Adopting the Central Community Master Plan, dated November 1, 2005 and recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101.
5. Claim, right, title or interest to water or water rights whether or not shown by the public records.
6. Abstract of Findings and Order wherein the request for conditional use for a reduction in parking requirements for theaters, auditoriums, stadiums and similar uses and for a landscaped plaza and surface parking lot was granted, dated January 20, 1994 and recorded February 2, 1994 as Entry No. 5729737 in Book 6865 at Page 1725.
7. Notice of Lot Line Adjustment Approval, dated April 17, 2019 and recorded April 24, 2019 as Entry No. 12974211 in Book 10773 at Page 3655.
8. Subject to the following matters disclosed on that certain survey prepared by PSOMAS, having been certified under the date of DECEMBER 24, 2019, as Job No. 8SCH030100, by Shawn R. Vernon, a Professional Land Surveyor holding License No. 8744084:
 - a. Existing walls and fences over and across the Northeasterly portion of the Property not located on boundary lines; and
 - b. Existing building encroachment over and across the Northwesterly and Westerly portions of the Property.
9. Salt Lake City Notice of Assessment Interest recorded November 12, 2019 as Entry No. 13122010 in Book 10858 at Page 9222.