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12/18/2020 4:41:00 PM \$40.00
Book - 11083 Pg - 8055-8058
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SECURED LAND TITLE
BY: eCASH, DEPUTY - EF 4 P.

AFTER RECORDING RETURN TO:

Olympus QOZB, LLC
Attn: Brandon Blaser
650 South 500 West
Salt Lake City, UT 84104

Parcel No. 15-01-377-013-0000

SPECIAL WARRANTY DEED

MCKAY-HARRIS, LLC, a Utah limited liability company ("Grantor"), having an address of 522 South 400 West, Salt Lake City, UT 84101, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to OLYMPUS QOZB, LLC, a Delaware limited liability company ("Grantee"), having an address at 650 South 500 West, Salt Lake City, UT 84104, the following described tract of land located in Salt Lake County, State of Utah:

See Exhibit A, attached hereto and incorporated herein by reference.

TOGETHER WITH all easements, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto; and together with all improvements located thereon.

SUBJECT ONLY TO those "Permitted Exceptions" set forth on Exhibit B attached hereto and incorporated herein by this reference, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property.

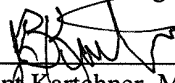
[Signature Page Follows]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 18th day of December, 2020.

GRANTOR:

MCKAY-HARRIS, LLC, a Utah limited liability company

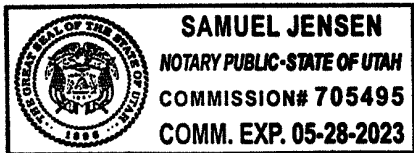
By: Little C, LLC, Managing Member

By: 
J. Brent Kartchner, Managing Member

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

On this 18 day of December 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Brent Kartchner, known or identified to me to be a Managing Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



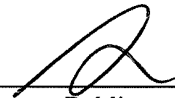

Notary Public

EXHIBIT A

PARCEL 1

Commencing 35.55 feet South from the Northeast corner of Lot 7, Block 29, Plat "A", Salt Lake City Survey; and running thence North 35.55 feet; thence West 20 rods; thence South 9 rods; thence East 8 rods; thence South 4.5 feet; thence East 2 rods; thence North to the railroad right of way; thence Northeasterly along said right of way to the point of beginning.

PARCEL 1A

A non-exclusive Right of Way as contained in that certain Warranty Deed recorded February 7, 1986, as Entry No. 4199396, in Book 5734, Page 1669, of Official Records, described as follows: Beginning at the Southeast corner of Lot 7, Block 29, Plat "A", Salt Lake City Survey; and running thence West 20 rods; thence North 1 rod; thence East 8 rods; thence South 4.5 feet; thence East 2 rods; thence North 20.55 feet to a railroad Right of Way; thence East 15 feet; thence South 20.55 feet; thence East 150 feet; thence South 12 feet to the point of beginning.

PARCEL 1B

A right of way as contained in that certain Warranty Deed recorded February 7, 1986, as Entry No. 4199396, in Book 5734, in Book 1669, described as follows: Commencing at a point 5 rods South from the Northwest corner of Lot 4, Block 29, Plat "A", Salt Lake City Survey; and running thence South 12½ feet; thence East 20 rods; thence North 12½ feet; thence West 20 rods to the point of beginning.

EXHIBIT B

1. Taxes for the year 2020 have been paid.
2. Said property is included within the boundaries of Salt Lake City, and is subject to the charges, assessments and fees assessed thereby. None Due and Payable at the date of policy.
3. Ditch, road, and public utility easement as the same may exist over said premises.
4. Terms, Conditions, and provisions of that certain EASEMENT
Recorded: September 25, 1984
Entry NO. 3997001
Book/Page: 5593/1128
5. Any and all unrecorded rights or claims in the subject property of which notice is given by virtue of the following items disclosed by that certain Survey prepared by McNeil Engineering having been certified under the date of October 27, 2020 by David B. Draper a Registered Land Surveyor No. 6861599 to wit:
 - a) Parking lot at Northeast corner of Parcel is on 15-01-376-003 as shown on survey
 - b) Power line as shown on survey
 - c) Gas line as shown on survey
 - d) Gate as shown on survey
 - e) Storm drain line as shown on survey
6. Rights of tenants per rent roll.