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RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Daniel Kraft Applegate & Thorne-Thomsen, P.C. 425 S. Financial Place, Suite 1900 Chicago, IL 60605

Grantee Address: 255 State 4, LLC 666 Dundee Road, Suite 1102 Northbrook, IL 60062 CTIA 136741- JTF 13516676 12/30/2020 11:32:00 AM \$40.00 Book - 11090 Pg - 6254-6256 RASHELLE HOBBS Recorder, Salt Lake County, UT COTTONWOOD TITLE BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel Nos. 16-06-157-001-0000
16-06-157-002-0000
16-06-157-003-0000
16-06-157-004-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), is made as of the <u>29</u> day of December, 2020, ("Effective Date") by and between the Brinshore Utah, LLC, a Utah limited liability company ("Granter"); and 255 State 4, LLC, a Utah limited liability company ("Grantee"):

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does, by this Deed, CONVEY AND WARRANT to the Grantee, against all claiming by, through or under it that certain real property in Salt Lake City, Salt Lake County, Utah more particularly described in Exhibit "A" attached hereto (the "Property").

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed to be effective as of the Effective Date.

GRANTOR:

Brinshore Utah, LLC

By: Brinshore Development, L.L.C., an Illinois limited liability company

By: Brint Development Inc., an Illinois corporation

By David Brint, President

STATE OF ILLINOIS

) SS.

COUNTY OF Low

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that David Brint, personally known to me to be the same person whose name subscribed the foregoing instrument as President of Brint Development, Inc., an Illinois corporation ("Corporation"), a member of Brinshore Development, L.L.C., an Illinois limited liability company, sole member Brinshore Utah, LLC, a Utah limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation for the respective uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of December 2020.

Notary Public

SALLY LEWINSK!
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 27, 2024

My Commission Expires On:

EXHIBIT A (to Special Warranty Deed)

Legal Description of Property

All of SCM-A Unit, contained within the State Street Condominiums as the same is identified in the Plat of Condominium recorded in Salt Lake County, Utah, on 142, 2020 as Entry No. 13515129 (as said Record of Survey Plat shall have heretofore been amended or supplemented) and in the Declaration of Condominium for State Street Condominiums, recorded in Salt Lake County, Utah on 142, 2020 as Entry No. 13515129, in Book No. 11090 at Page (as said Declaration may have heretofore been amended or supplemented). TOGETHER WITH the undivided ownership interest in said Project's Common Elements that is appurtenant to said Unit as more particularly described in said Declaration.

Contains 32,768 sq. ft.

All of Parking Unit 1, contained within the State Street Condominiums as the same is identified in the Plat of Condominium recorded in Salt Lake County, Utah, on 1217, 2020 as Entry No. 13515728 (as said Record of Survey Plat shall have heretofore been amended or supplemented) and in the Declaration of Condominium for State Street Condominiums, recorded in Salt Lake County, Utah on 1211 (as said Declaration may have heretofore been amended or supplemented). TOGETHER WITH the undivided ownership interest in said Project's Common Elements that is appurtenant to said Unit as more particularly described in said Declaration.

Contains 26,245 sq. ft.