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RASHELLE HOBBS
Recorder, Salt Lake County, UT
NOVARE NATIONAL SETTLEMENT SRV
BY: eCASH, DEPUTY - EF 6 P.

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Randi S. Nathanson
The Nathanson Group PLLC
One Union Square
600 University Avenue, Suite 2000
Seattle, WA 98101

MAIL TAX STATEMENTS TO:

Stellar Park Lane, LLC
800 Fort Union Blvd
Midvale, Utah 84047
Attn: Ray Henderson

(Space Above This Line For Recorder's Use Only)

SPECIAL WARRANTY DEED

APN: 16-05-104-001, 16-05-104-002, 16-05-104-003, 16-05-104-004, 16-05-104-005,
16-05-104-006, 16-05-104-007

In consideration of Eighteen Million Five Hundred Thousand Dollars (\$18,500,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, UTVN PARKLANE, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o AEW Capital Management, L.P., Two Seaport Lane, World Trade Center East, Boston, Massachusetts 02210, hereby conveys and warrants against all persons claiming by, through or under Grantor, but not otherwise, to STELLAR PARK LANE, LLC, a Delaware limited liability company ("Grantee"), whose address is c/o Stellar Senior Living LLC, 800 Fort Union Blvd, Midvale, Utah 84047, the real property located in Salt Lake City, Salt Lake County, Utah and described in Exhibit A attached hereto and incorporated herein by this reference (the "Property");

Together with all rights and privileges and appurtenant thereto; and

Subject to those matters set forth in Exhibit B attached hereto and incorporated herein by reference.

DATED this 29 day of July, 2021.

[Remainder of page intentionally left blank]

GRANTOR:

UTNV PARKLANE, LLC, a Delaware limited liability company

By: UTNV Holdings, LLC, a Delaware limited liability company, its Manager

By: UTNV Portfolio, LLC, a Delaware limited liability company, its Manager

By: *Kenneth A*
Title: Authorized Signatory

STATE OF Maryland)
) SS
COUNTY OF Baltimore)

I, Teressa Turner, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Kenneth Assiran, the Authorized Signatory of UTNV Parklane LLC, a limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of July, 2021.



Teressa Turner
(Signature of Notary)

Teressa Turner
(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Maryland,
residing at 1922 Clarkview Road, Baltimore, MD 21209

My appointment expires 1/14/2024

EXHIBIT A

Legal Description of the Property

APN: 16-05-104-001, 16-05-104-002, 16-05-104-003, 16-05-104-004, 16-05-104-005,
16-05-104-006, 16-05-104-007

Real property in the City of Salt Lake City, County of Salt Lake, State of Utah, described as follows:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 53, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°01'13" EAST ALONG THE EAST LINE OF SAID LOT 8, 193.875 FEET; THENCE SOUTH 89°58'22" WEST 165.00 FEET; THENCE SOUTH 0°01'13" EAST 136.125 FEET; THENCE SOUTH 89°58'22" WEST 82.50 FEET TO THE WEST LINE OF SAID LOT 8; THENCE NORTH 0°01'13" WEST ALONG SAID WEST LINE OF LOT 8, 330.00 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE NORTH 89°58'22" EAST ALONG SAID NORTH LINE OF LOT 8, 247.50 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED OF RECORD AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 53, PLAT "B", SALT LAKE CITY SURVEY; THENCE WEST 5 RODS; THENCE SOUTH 20 RODS; THENCE EAST 5 RODS; THENCE NORTH 20 RODS TO BEGINNING.

PARCEL 2:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8 BLOCK 53, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 5 RODS; THENCE SOUTH 5 RODS; THENCE EAST 5 RODS; THENCE NORTH 5 RODS TO THE PLACE OF COMMENCEMENT.

PARCEL 3:

COMMENCING AT A POINT 5 RODS SOUTH OF THE NORTHEAST CORNER OF LOT 8, BLOCK 53, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 2 1/2 RODS; THENCE WEST 5 RODS; THENCE NORTH 2 1/2 RODS; THENCE EAST 5 RODS TO COMMENCEMENT.

PARCEL 4:

BEGINNING AT A POINT 7 1/2 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 53, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE

SOUTH 2 1/2 RODS; THENCE WEST 5 RODS; THENCE NORTH 2 1/2 RODS; THENCE EAST 5 RODS TO THE POINT OF BEGINNING.

BEGINNING AT A POINT 10 RODS SOUTH FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 53, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 10 RODS; THENCE SOUTH 1 3/4 RODS; THENCE EAST 10 RODS; THENCE NORTH 1 3/4 RODS TO THE POINT OF BEGINNING.

PARCEL 5:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 53, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE EAST 41 1/4 FEET; THENCE SOUTH 165 FEET; THENCE WEST 41 1/4 FEET; THENCE NORTH 165 FEET TO THE PLACE OF BEGINNING.

PARCEL 6:

BEGINNING AT A POINT 5 RODS WEST FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 53, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 2 1/2 RODS; THENCE SOUTH 10 RODS; THENCE EAST 2 1/2 RODS; THENCE NORTH 10 RODS TO THE POINT OF BEGINNING.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2021 not yet due and payable.
2. The land lies within the boundaries of Salt Lake City, and is subject to any and all charges and assessments thereof.
3. Water rights, claims, or title to water whether or not shown by the public records.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.
5. Salt Lake City Ordinance No. 70 of 2005 Adopting the Central Community Master Plan recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records.
6. Terms, conditions and easements contained in that certain Right of Entry Agreement recorded November 4, 1993 as Entry No. 5648079 in Book 6794 at Page 1239 of the Official Records.
7. Any rights, easements, interests, claims or adverse circumstances which may exist or arise by reason of the following matters shown on and disclosed by that certain ALTA/NSPS Property Title Survey, dated June 10, 2021, prepared by The Matthews Company, as Job No. 21-03-01-12001, certified by Michael A. Hoffmann, License No. 6565308:
 - a) Location of Fences.
 - b) Overhead Wires.
 - c) Apparent access on the West through an existing gate.
 - d) Encroachment of a Wall onto property on West.
 - e) Encroachment of curb on West.
 - f) Encroachment of building onto Building setback on North
8. Notice of Location within a Historic District recorded August 8, 1995 as Entry No. 6137513 in Book 7202 at Page 1290 of the Official Records.
9. A deed of trust to secure an indebtedness in the amount shown below:

Amount: \$14,625,000.00
Dated: February 14, 2019
Trustor/Grantor: UTVN Parklane, LLC, a Delaware limited liability company
Trustee: Stewart Title Insurance Agency of Utah, Inc., a Utah corporation
Beneficiary: Wells Fargo Bank, National Association

Recording Date: February 15, 2019
Recording No: 12934958 in Book 10753 at Page 2220 Official Records

An assignment of beneficial interest under the deed of trust which names:

Assignee: Federal Home Loan Mortgage Corporation
Recording Date: February 15, 2019
Recording No: 12934959 in Book 10753 at Page 2247

An assignment of the beneficial interest under said deed of trust which names:

Assignee: U.S. Bank National Association, as trustee for the Registered Holders of Credit
Suissee First Boston Mortgage Securities Corp., Multifamily Mortgage Pass-Through
Certificates, Series 2019-KF62
Recording Date: June 5, 2019
Recording No: 13003328 in Book 10788 at Page 6598

10. The rights of any tenants under any leases, rental agreements, occupancy agreements, assignments, leasehold documents or other documents, whether or not shown in the Public Records as tenants only,