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8/16/2021 2:39:00 PM \$42.00
Book - 11223 Pg - 846-850
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:

Kirton McConkie
50 East South Temple, Suite 400
Salt Lake City, UT 84111
Attn: David S. Wilson

Tax Parcel IDs: _____

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged **820 WEST 200 SOUTH, LLC**, a Utah limited liability company (the "**Grantor**"), grants and conveys to **ALTA VUE APARTMENTS, LLC**, a Utah limited liability company ("**Grantee**"), with an address of 75 E. 400 S. Suite 201, Salt Lake City UT 84111, all of Grantor's right, title and interest in and to the real property located in Salt Lake City, Salt Lake County, State of Utah described as follows (the "**Property**"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO all (i) current taxes and assessments, (ii) zoning laws, rules and regulations, (iii) reservations, patents, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, (iii) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose, and (iv) all other rights of third parties enforceable at law or equity.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

[SIGNATURES TO FOLLOW]

FIRST AMERICAN TITLE
NCS 1070377

4847-5682-3284

Ent 13746446 BK 11223 PG 846

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 13th day of August, 2021.

820 WEST 200 SOUTH, LLC,
a Utah limited liability company



Chris Sherwood, Authorized Signatory

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 13th day of August, 2021, before me Alisha White, a notary public, personally appeared Chris Sherwood proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same as the Authorized Signatory of 820 WEST 200 SOUTH, LLC.



NOTARY PUBLIC

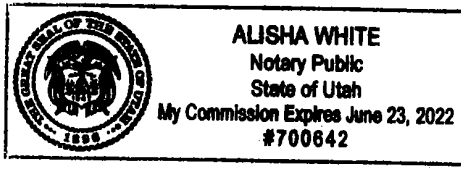


EXHIBIT A

REAL PROPERTY DESCRIPTION

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

PARCEL 1:

LOT 1, MIGLIACCIO PLAT A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 2:

LOT 27, BLOCK 1, FRANKLIN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 3:

LOT 28, BLOCK 1, FRANKLIN SUBDIVISION OF BLOCK 46, PLAT "C", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 4:

A TRACT OF LAND, SITUATE IN LOT 1, OF BLOCK 1, FRANKLIN SUBDIVISION OF BLOCK 46 PLAT "C", SALT LAKE CITY SURVEY. THE BOUNDARIES OF SAID TRACTS OF LANDS ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, FRANKLIN SUBDIVISION AND RUNNING THENCE NORTH 89°46'53" WEST (RECORD WEST) 148.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 0°13'46" WEST (RECORD SOUTH) 34.00 FEET; THENCE SOUTH 89°46'53" EAST (RECORD EAST) 41.25 FEET; THENCE SOUTH 0°13'46" WEST (RECORD SOUTH) 20.00 FEET; THENCE SOUTH 89°46'53" EAST (RECORD EAST) 90.33 FEET TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF A FREEWAY KNOWN AS I-15; THENCE NORTH 46°59'08" EAST 2.55 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY AND NO-ACCESS LINE; THENCE NORTH 30°04'45" EAST 30.27 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 0°13'46" EAST (RECORD NORTH) 26.00 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL 5:

A TRACT OF LAND, SITUATE IN LOT 1, OF BLOCK 1, FRANKLIN SUBDIVISION OF BLOCK 46 PLAT "C", SALT LAKE CITY SURVEY. THE BOUNDARIES OF SAID TRACTS OF LANDS ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID LOT 1, WHICH POINT IS 26.00 FEET SOUTH 0°13'46" WEST (RECORD SOUTH) FROM THE NORTHEAST CORNER OF SAID LOT 1, OF BLOCK 1, FRANKLIN SUBDIVISION OF BLOCK 46 PLAT "C", SALT LAKE CITY SURVEY;

THENCE SOUTH 30°04'45" WEST (RECORD SOUTH 29°51'10" WEST) 30.27 FEET TO A POINT IN THE RIGHT OF WAY AND NO-ACCESS LINE OF A FREEWAY KNOWN AS I-15; THENCE NORTH 46°59'08" EAST 20.68 FEET ALONG SAID RIGHT OF WAY AND NO-ACCESS LINE TO A POINT WHICH IS SOUTH 0°13'46" WEST (RECORD SOUTH) 38.09 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 0°13'46" EAST (RECORD NORTH) 12.09 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A TRACT OF LAND, SITUATE IN LOTS 1, 2 AND 3, BLOCK 1, FRANKLIN SUBDIVISION OF BLOCK 46, PLAT "C", SALT LAKE CITY SURVEY. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT OF PROPERTY, WHICH POINT IS 8.25 FEET NORTH 89°46'53" WEST (RECORD WEST) AND 24.54 FEET NORTH 0°13'46" EAST (RECORD NORTH) FROM THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 0°13'46" EAST (RECORD NORTH) 87.46 FEET TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 89°46'53" EAST (RECORD EAST) 90.33 FEET ALONG THE NORTH BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF A FREEWAY KNOWN AS I-15; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 46°59'08" WEST 76.49 FEET; (2) SOUTH 44°51'08" WEST 49.28 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

A PERPETUAL EASEMENT AS APPURTENANT TO PARCELS 4, 5 AND 6 UPON PART OF SAID ENTIRE TRACT OF LAND FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A CULINARY WATER LINE AND THE APPURTENANT PARTS THEREOF, SAID EASEMENT IS RECORDED AS ENTRY NO. 9325175 IN BOOK 9106 AT PAGES 5096 IN THE SALT LAKE COUNTY RECORDERS OFFICE.

PARCEL 8:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF MIGLIACCIO SUBDIVISION, AS PER THE OFFICIAL PLAT THEREOF AND ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ENTRY NUMBER 7247926, BOOK 9902P & PAGE 33; SAID POINT OF BEGINNING BEING ON THE WEST RIGHT-OF-WAY LINE OF 800 WEST STREET; THENCE SOUTH 00°13'17" WEST 191.65 FEET ALONG SAID WEST LINE OF 800 WEST STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE I-15 FREE WAY; THENCE ALONG SAID FREEWAY RIGHT-OF-LINE NORTH 37°57'35" EAST 48.89 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 30°33'40" EAST 177.80 FEET; THENCE WEST 119.74 FEET TO THE POINT OF BEGINNING.

PARCEL 9:

LOT 4, BLOCK 1, FRANKLIN SUBDIVISION, OF BLOCK 46, PLAT "C", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 10:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, FRANKLIN SUBDIVISION, OF BLOCK 46, PLAT "C", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; AND RUNNING THENCE NORTH 00°13'46" EAST 132 FEET; THENCE SOUTH 89°46'53" EAST 41.25 FEET; THENCE SOUTH 00°13'46" WEST 107.24 FEET; THENCE SOUTH 44°51'08" WEST 34.79 FEET; THENCE NORTH 89°46'53" WEST 16.81 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

LOT 2, MIGLIACCIO PLAT A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

Tax Parcel IDs: 15-02-232-031-0000; 15-02-232-021-0000; 15-02-232-021-0000; 15-02-232-022-0000; 15-02-232-036-0000; 15-02-232-037-0000; 15-02-232-035-0000; 15-02-232-038-0000; 15-02-232-026-0000; 15-02-232-034-0000; 15-02-232-030-0000

Said property is also known by the street address of:
820 W 200 South, Salt Lake City, UT 84104