

WHEN RECORDED, RETURN TO:

RL QOZB OWNER, LLC
c/o McWhinney Real Estate Services, Inc.
1800 Wazee Street, Suite 200
Denver, CO 80202
Attention: Legal Department

13750281
8/19/2021 4:22:00 PM \$40.00
Book - 11225 Pg - 1210-1215
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 P.

First American Title
National Commercial Services
NCS File # 1056738

Space above for County Recorder's Use

GENERAL WARRANTY DEED

RL QOZB LLC, a Delaware limited liability company, with an address of c/o McWhinney Real Estate Services, Inc., 1800 Wazee Street, Suite 200, Denver, CO 80202, GRANTOR, hereby conveys and warrants to RL QOZB OWNER, LLC, a Delaware limited liability company, with an address of: c/o McWhinney Real Estate Services, Inc., 1800 Wazee Street, Suite 200, Denver, CO 80202, GRANTEE, for the sum of \$10.00 and other good and valuable consideration, the following described real property ("Property") in Salt Lake County, Utah:

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all buildings, fixtures, structures and improvements installed upon or located at the Property and all of the rights and appurtenances pertaining thereto, including, but not limited to, all easements, privileges, entitlements, rents, issues, profits, income, tenements and hereditaments benefiting the Property, and any development rights, air rights, water or water rights and stock, mineral, oil and gas and other subsurface rights appurtenant to the Property, and all right, title, and interest of Grantor in and to adjacent streets, alleys, easements and rights of way.

SUBJECT ONLY TO taxes and assessments for the year 2021 and thereafter, and those certain exceptions to title listed as Exhibit B attached hereto and made a part hereof.

[Signature Page Follows]

**EXHIBIT A
TO
GENERAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument as the Property is located in Salt Lake County, State of Utah and is more particularly described as:

PARCEL 1:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 23, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 00°01'07" WEST, A DISTANCE OF 214.959 FEET ALONG THE WEST LINE OF BLOCK 23; THENCE NORTH 89°57'31" EAST, A DISTANCE OF 115.537 FEET; THENCE NORTH 00°01'07" WEST, A DISTANCE OF 115.040 FEET TO THE NORTH LINE OF BLOCK 23; THENCE NORTH 89°57'31" EAST, A DISTANCE OF 400.416 FEET ALONG THE NORTH LINE OF BLOCK 23; THENCE SOUTH 00°01'08" EAST, A DISTANCE OF 113.789 FEET; THENCE SOUTH 66°56'14" WEST, A DISTANCE OF 21.743 FEET; THENCE SOUTH 00°01'08" EAST, A DISTANCE OF 42.765 FEET; THENCE SOUTH 89°57'31" WEST 1.005 FEET; THENCE SOUTH 00°01'13" EAST 82.529 FEET; THENCE NORTH 89°57'31" EAST 165.059 FEET; THENCE SOUTH 00°01'07" EAST 140.241 FEET ALONG THE EAST LINE OF BLOCK 23; THENCE SOUTH 89°57'31" WEST, A DISTANCE OF 165.054 FEET; THENCE SOUTH 00°01'08" EAST, A DISTANCE OF 41.264 FEET; THENCE SOUTH 89°57'31" WEST, A DISTANCE OF 165.035 FEET TO THE WEST LINE OF LOT 8, BLOCK 23; THENCE NORTH 00°01'09" WEST, A DISTANCE OF 99.036 FEET TO THE NORTHWEST CORNER OF LOT 8; THENCE SOUTH 89°57'31" WEST, A DISTANCE OF 329.913 FEET ALONG THE SOUTH LINE OF LOT 4 TO THE POINT OF BEGINNING.

Tax Parcel No. 15-01-478-018-0000

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 00°01'07" WEST 1.501 FEET FROM THE NORTHEAST CORNER OF LOT 7, BLOCK 23, PLAT "A", SALT LAKE CITY SURVEY, RUNNING THENCE SOUTH 89°57'31" WEST 132.048 FEET; THENCE NORTH 00°01'08" WEST 64.465 FEET; THENCE NORTH 89°57'31" EAST 132.045 FEET TO THE EAST LINE OF BLOCK 23; THENCE ALONG SAID LINE SOUTH 00°01'07" EAST 64.465 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-01-478-019-0000

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 23, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 82.5 FEET; THENCE WEST 165 FEET; THENCE NORTH 82.5 FEET; THENCE EAST 33 FEET; THENCE NORTH 1.5 FEET; THENCE EAST 132 FEET; THENCE SOUTH 1.5 FEET TO THE PLACE OF BEGINNING.

Tax Parcel No. 15-01-478-009-0000

PARCEL 4:

A NON EXCLUSIVE RIGHT OF WAY APPURTENANT TO PARCELS 1, 2 AND 3, AS DISCLOSED BY QUIT CLAIM DEED RECORDED JUNE 27, 2008 AS ENTRY NO. 8707718 IN BOOK 8827 AT PAGE 4285 OF THE OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 132 FEET WEST FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 23, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 165 FEET; THENCE WEST 32 FEET; THENCE NORTH 42.75 FEET; THENCE IN A NORTHEASTERLY DIRECTION 21.75 FEET TO A POINT 144 FEET WEST AND 113.75 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK 23; THENCE NORTH 113.75 FEET TO THE NORTH LINE OF SAID BLOCK 23; THENCE EAST 12 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B
TO
GENERAL WARRANTY DEED**

(Permitted Exceptions)

1. (The following exception affects Northwesterly portion of Parcel 1): an easement over, across or through the Land for right of way and incidental purposes, as granted to California Oil Company, a corporation doing business as Standard Oil Company of California by Instrument recorded April 02, 1965 as Entry No. 2072320 in Book 2311 at Page 514 of Official Records.
2. Terms and conditions of Abstract of Findings and Order recorded July 09, 1969 as Entry No. 2294743 in Book 2770 at Page 391 of Official Records.
3. (The following exception affects a portion of Parcel 1): an easement over, across or through the Land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded September 12, 1969 as Entry No. 2302760 in Book 2788 at Page 308 of Official Records.
4. Terms and conditions of Abstract of Findings and Order recorded April 13, 1970 as Entry No. 2328061 in Book 2846 at Page 452 of Official Records.
5. (The following exception affects Southerly portion of Parcel 1): an easement over, across or through the Land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded August 20, 1970 as Entry No. 2346668 in Book 2890 at Page 120 of Official Records.
6. (The following exception affects a portion of Parcel 1): an easement over, across or through the Land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a Corporation of the State of Utah by Instrument recorded November 28, 1972 as Entry No. 2502081 in Book 3208 at Page 140 of Official Records.
7. A Quit Claim Deed, which purports to eliminate a portion of the easement, recorded May 22, 1973 as Entry No. 2541355 in Book 3331 at Page 249 of Official Records.
8. (The following exception affects a portion of Parcel 1 and Southerly portion of Parcel 2): an easement over, across or through the Land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a Corporation of the State of Utah by Instrument recorded April 19, 1973 as Entry No. 2533452 in Book 3306 at Page 8 of Official Records.
9. (The following exception affects a portion of Parcel 1): an easement over, across or through the Land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a Corporation of the State of Utah by Instrument recorded April 19, 1973 as Entry No. 2533453 in Book 3306 at Page 9 of Official Records.
10. (The following exception affects a portion of Parcel 1): an easement over, across or through the Land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded December 07, 1973 as Entry No. 2586658 in Book 3472 at Page 5 of Official Records.
11. (The following exception affects Parcel 2 and a portion of Parcel 1): terms and conditions of Abstract of Findings and Order recorded September 21, 1990 as Entry No. 4968229 in Book 6254 at Page 1432 of Official Records.

12. (The following exception affects a portion of Parcels 1, 2 and 3): an easement for public utilities over the West line of said land and an overhead power line crossing over an existing carport structure as disclosed in that certain Warranty Deed, dated June 26, 1996 recorded July 1, 1998 as Entry No. 7015605 in Book 8026 at Page 693 of Official Records.
13. 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.
14. Easement in favor of The Mountain States Telephone and Telegraph Company, recorded December 19, 1914 as Entry No. 334654 in Book 8-T at Page 518.
15. Right of Way Deed between Board of Education of Salt Lake City (Grantor) and H. Austin Belnap and Robert E. Cameron (Grantees), recorded April 2, 1965 as Entry No. 2072321 in Book 2311 at Page 516.
16. Easement between George W. Anderson and Mary A. Anderson (Grantor) and H. Austin Belnap (Grantee), recorded March 8, 1967 as Entry No. 21090557 in Book 2534 at Page 577.
17. Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, recorded May 5, 1970 as Entry No. 2331158 in Book 2853 at Page 327.
18. Right of Way and Easement Agreement in favor of Mountain Fuel Supply Company, recorded November 28, 1972 as Entry No. 2502082 in Book 3208 at Page 141.
19. The following matters disclosed by an ALTA/NSPS survey made by Perigee Consulting for Commercial Due Diligence Services on August 5, 2021, last revised August 12, 2021, designated Job No. 00431-41 / CDS Project No. 21-01-0339:
 - (A) Portable shed entirely over property line. North face of shed is 0.1' south of property line.
 - (B) Telephone easement is over existing building.
 - (C) Parking striping continues south of the property line.
 - (D) Communication easement is over existing building.
 - (D) Electric transformer on the east side of the property is without an easement.
 - (E) Electric vault on the east side of the property is without an easement.
 - (F) Fencing on the East side of the Maverick property.