

When Recorded Mail This Deed To:
WDG Seventh East, LLC
Attn: Spencer H. Wright
1178 Legacy Crossing Blvd., Suite 100
Centerville, Utah 84014

13787927
9/30/2021 4:31:00 PM \$40.00
Book - 11247 Pg - 6884-6888
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

First American Title
National Commercial Services
NCS File # 1077277

Tax Parcel Nos.: 16-06-435-001-0000, 16-05-306-002-0000,
16-05-306-008-0000, 16-05-307-008-0000, 16-05-306-010-0000

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

T H A INVESTMENTS, LTD., a Utah limited partnership, which is also known as THA Investments, LTD, a Utah limited partnership, and as T. H. A. Investments, a Utah Limited Partnership, as to an undivided 61.4746% interest, and THA 6, LLC, a Utah limited liability company, as to an undivided 38.5254% interest (collectively "Grantor"), hereby CONVEY AND WARRANT against all who claim by, through or under Grantor to WDG SEVENTH EAST, LLC, a Utah limited liability company ("Grantee"), whose current address is 1178 Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, the following described real property in Salt Lake County, State of Utah, together with (i) any and all rights of Grantor in and to all rights and appurtenances pertaining to the property, including, without limitation, all roads, alleys, mineral rights (if any), development rights (if any), water rights and water shares, easements, streets and ways adjacent to or serving the property, and rights of ingress and egress thereto, and (ii) any and all rights of Grantor in and to all improvements, structures and fixtures placed, constructed or installed on the land (the "Property") to-wit:

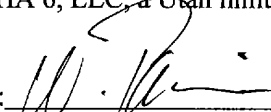
See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to all taxes, assessments, and liens not delinquent, and encumbrances, rights-of-way, easements, restrictions, reservations of record and other matters of record applicable to the Property as of the date hereof.

[Remainder of Page Intentionally Left Blank.]

WITNESS, the hand of said Grantor, this 28th day of September, 2021, to be effective as of September 30, 2021.

THA 6, LLC, a Utah limited liability company

By: 
W. Taylor Vriens, Manager

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 28th day of September, 2021, by W. Taylor Vriens, the Manager of THA 6, LLC, a Utah limited liability company.


Notary Public

My Commission Expires:
7/7/2022

Residing at:
SLC, UT

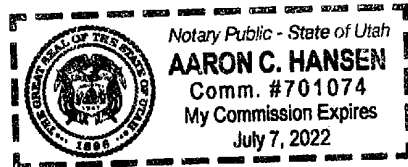


EXHIBIT "A"
To
SPECIAL WARRANTY DEED

The Property referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

PARCEL 1:

COMMENCING 33 FEET EAST AND 53 FEET 7 1/2 INCHES NORTH OF THE SOUTHWEST CORNER OF LOT 8, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 50 FEET 7 1/2 INCHES; THENCE EAST 9 RODS; THENCE SOUTH 50 FEET 7 1/2 INCHES; THENCE WEST 9 RODS TO THE PLACE OF BEGINNING.

ALSO:

BEGINNING AT A POINT 2 RODS EAST AND 12 3/8 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 8, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 48 3/8 FEET; THENCE EAST 9 RODS; THENCE NORTH 48 3/8 FEET; THENCE WEST 9 RODS TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT 7 RODS WEST FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 3 RODS; THENCE SOUTH 123.5 FEET; THENCE EAST 3 RODS; THENCE NORTH 123.5 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION OF LAND CONVEYED TO UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 28, 2000 AS ENTRY NO. 7728568 IN BOOK 8390 AT PAGE 8090 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89°59'45" WEST 184.03 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; AND RUNNING THENCE SOUTH 89°59'45" EAST 68.46 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 0°00'29" EAST 4.18 FEET; THENCE SOUTH 89°52'26" WEST 31.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 150.84 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°18'54" 29.79 FEET WITH A CHORD BEARING NORTH 84°28'07" WEST 29.74 FEET; THENCE NORTH 78°48'40" WEST 7.17 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A RIGHT OF WAY AS APPURTENANT TO PARCEL 2 AS DISCLOSED BY WARRANTY DEED RECORDED SEPTEMBER 16, 1988 AS ENTRY NO. 4676747 IN BOOK 6064 AT PAGE 2786 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10 RODS WEST FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 10 FEET; THENCE SOUTH 123.5 FEET; THENCE EAST 16 FEET; THENCE NORTH 123.5 FEET; THENCE WEST 6.0 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 32, PLAT B, SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 66 FEET; THENCE WEST 148.5 FEET; THENCE SOUTH 123.75 FEET; THENCE EAST 60 FEET; THENCE NORTH 57.75 FEET; THENCE EAST 88.50 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A RIGHT OF WAY AS APPURTENANT TO PARCEL 4 AS DISCLOSED BY "CORRECTION" WARRANTY DEED RECORDED JULY 31, 1998 AS ENTRY NO. 7042181 IN BOOK 8051 AT PAGE 1034 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 9 RODS WEST OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 66.0 FEET; THENCE WEST 1 ROD; THENCE SOUTH 66.0 FEET; THENCE WEST 8 RODS; THENCE SOUTH 12.75 FEET; THENCE EAST 9 RODS; THENCE NORTH 12.75 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A RIGHT OF WAY AS APPURTENANT TO PARCEL 4 AS DISCLOSED BY AGREEMENT RECORDED JULY 02, 1964 AS ENTRY NO. 2011135 IN BOOK 2208 AT PAGE 633 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 11 FEET; THENCE WEST 88.50 FEET; THENCE SOUTH 17 FEET; THENCE EAST 88.50 FEET; THENCE NORTH 6 FEET TO THE PLACE OF BEGINNING.

PARCEL 7:

BEGINNING AT A POINT 10 RODS WEST FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 53.0 FEET; THENCE SOUTH 10 RODS; THENCE EAST 53.0 FEET; THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

ALSO:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 41.5 FEET; THENCE WEST 165 FEET; THENCE SOUTH 140.5 FEET; THENCE EAST 165 FEET; THENCE NORTH 99 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION OF LAND CONVEYED TO UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 28, 2000 AS ENTRY NO. 7728568 IN BOOK 8390 AT PAGE 8090 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89°59'45" WEST 184.03 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; AND RUNNING THENCE SOUTH 89°59'45" EAST 68.46 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 0°00'29" EAST 4.18 FEET; THENCE SOUTH 89°52'26" WEST 31.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 150.84 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°18'54" 29.79 FEET WITH A CHORD BEARING NORTH 84°28'07" WEST 29.74 FEET; THENCE NORTH 78°48'40" WEST 7.17 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NOS: 16-06-435-001-0000, 16-05-306-002-0000, 16-05-306-008-0000, 16-05-307-008-0000, 16-05-306-010-0000