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When Recorded, Mail To:

Dennis K. Poole
POOLE & ASSOCIATES
4543 South 700 East, Suite 200
Salt Lake City, Utah 84105

GRANTEE'S ADDRESS:

18929 111th St E
Bonney Lake, Washington 98391

13820095
11/10/2021 10:43 AM \$40.00
Book - 11267 Pg - 355-360
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
POOLE & ASSOCIATES LC
4543 S 700 E STE 200
SALT LAKE CITY UT 84107
BY: DHA, DEPUTY - MA 6 P.

Space above for County Recorder's Use
PARCEL I.D. NOS. 15-03-261-022-0000
15-03-261-009-0000

SPECIAL WARRANTY DEED

WESTGATE BC II ASSOCIATES LLC, a Utah limited liability company, of 18929 111th St E, Bonney Lake, Washington 98391, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to **WESTGATE 2021 APTS, LLC**, a Utah limited liability company, GRANTEE, of 18929 111th St E, Bonney Lake, Washington 98391, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real estate located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record.

TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that they are the owner in fee simple of the property and that they will warrant and defend the property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

This Special Warranty Deed is provided to evidence the merger of the Grantor into the Grantee pursuant to a Statement of Merger filed with the Utah Department of Commerce, Division of Corporations & Commercial Code, on NOVEMBER 8, 2021, a copy of which is attached hereto as Exhibit "B".

DATED this 29 day of October, 2021.

WESTGATE BC II ASSOCIATES LLC, a Utah limited liability company

By its Manager, Westgate BC II Management LLC, a Utah limited liability company

By its Manager, B.C. Development Group, LLC, a Utah limited liability company

By: 
David Baus, Manager

STATE OF WASHINGTON)
) : ss
COUNTY OF KING)

On the 29th day of October, 2021, personally appeared before me David Baus, the Manager of B.C. Development Group, LLC, a Utah limited liability company, the Manager of Westgate BC II Management LLC, a Utah limited liability company, the Manager of WESTGATE BC II ASSOCIATES LLC, a Utah limited liability company, the signer of the foregoing instrument who duly acknowledged that he executed the same.



Sylvia J. Rouse
NOTARY PUBLIC

EXHIBIT "A"

(Legal Description)

The following described real property is located in Salt Lake County, Utah:

Parcel 1:

Lot 1 through 13, Block 1, Irving Park Addition, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office,

Together with vacated alley abutting said property.

Parcel 2:

Lots 5 and 6, Block 3, Miles and Hamilton Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcels 1 and 2 also described by survey as follows:

A part of the Northeast quarter of Section 3, Township 1 South, Range 1 West of the Salt Lake Base and Meridian. Lots 1 through 13, Block 1, Irving Park Addition and Lots 5 and 6, Block 3, Miles and Hamilton Addition, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, particularly described as follows: Beginning at the Southwest corner of said Block 1, Irving Park Addition, said point being at the intersection of the North right-of-way line of 300 South Street and the East right-of-way line of Foss Avenue; running thence North 00°04'23" West 342.25 feet along said East right-of-way line to the Northwest corner of Lot 13 of said Block 1; thence North 89°58'07" East 123.00 feet along the North line of said Lot 13 to the Northeast corner of said Lot; thence South 00°04'23" East 198.99 feet along the East line of said Block 1 to the Northwest corner of said Lot; thence North 89°58'07" East 52.00 feet to the Northeast corner of said Lot 5; thence South 00°04'23" East 143.26 feet (139.0 feet record) to said North right-of-way line; thence South 89°58'07" West 175.00 feet along said North right-of-way line to the point of beginning.

EXHIBIT "B"

(Statement of Merger Attached)

EXPEDITE

RECEIVED

OCT 28 2021

Utah Div. of Corp. & Comm. Code

**5292197-0160
merged into
12431992-0160**

STATEMENT OF MERGER

OF

WESTGATE BC II ASSOCIATES LLC,
a Utah limited liability company
("Westgate BC II" or the "Non-Surviving Entity")

into

WESTGATE 2021 APTS, LLC,
a Utah limited liability company
("Westgate 2021" or the "Surviving Entity")

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certified that the foregoing has been filed
and approved on this 28 day of OCT 2021
in this office of this Division and hereby issued
This Certificate thereof.

Examiner JSS Date 11-9-21



L. Veillette
Leigh Veillette
Division Director

The undersigned Manager of **WESTGATE 2021 APTS, LLC**, the Surviving Entity, and pursuant to Section 48-3a-1025, of the Utah Revised Uniform Limited Liability Company Act, Chapter 3a of Title 48, Utah Code Annotated (the "Act"), adopts the following Statement of Merger, and states as follows:

Section 1. Plan of Merger:

1.1: The name and type of entities that will merge are as follows:

- A. **WESTGATE BC II ASSOCIATES LLC**, a Utah limited liability company, Entity No. 5292197-0160 registered on April 1, 2003 (the "Non-Surviving Entity");
- B. **WESTGATE 2021 APTS, LLC**, a Utah limited liability company, Entity No. 12431992-0160 registered on August 11, 2021 (the "Surviving Entity").

1.2: The name and type of entity that will survive (the "Surviving Entity") is as follows:

WESTGATE 2021 APTS, LLC, a Utah limited liability company, Entity No. 12431992-0160 registered on August 11, 2021.

1.3: The terms and conditions of the Merger:

- A. The terms and conditions of the Merger are set forth in a Plan and Agreement of Merger by and between the entities described in Section 1.1 above.
- B. The Certificate of Organization of Westgate 2021 Apts, LLC, shall remain the same as those filed with the State of Utah.
- C. The Operating Agreement of Westgate 2021 Apts, LLC, as identified in the Plan and Agreement of Merger, shall remain the same.
- D. The Effective Date of the Merger shall be November 1, 2021, at 12:01 a.m., or the filing of this Statement of Merger, whichever occurs last.

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1.4: The terms of ownership of membership interests in the Surviving Company shall be controlled by and subject to the terms and conditions of the Operating Agreement of the Surviving Company.

Section 2. Statement of Approval:

The undersigned represents that the Plan of Merger was duly authorized and approved by all of the members holding a membership interest of each entity that is a party to the merger in accordance with the requirements of Section 48-3a-1023 of the Utah Revised Uniform Limited Liability Company Act.

Section 3. Effective Date of Merger:

The Effective Date of the Merger shall be filing of this Statement of Merger or November 1, 2021, at 12:01 a.m., whichever occurs last.

DATED this 27 day of October 2021.

WESTGATE BC II ASSOCIATES LLC, a Utah limited liability company

By Its Manager, Westgate BC II Management LLC, a Utah limited liability company


By Its Manager, B.C. Development Group, LLC, a Utah limited liability company

By:


David Baus, Manager

WESTGATE 2021 APTS, LLC, a Utah limited liability company

By:


David Baus, aka Dave Baus, Manager

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