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11/17/2021 12:12:00 PM \$40.00
Book - 11270 Pg - 4172-4173
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TO:

Epport, Richman & Robbins, LLP
1875 Century Park East, Suite 800
Los Angeles, California 90067
Attn: Mark Robbins, Esq.

SPECIAL WARRANTY DEED

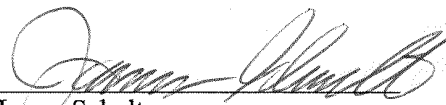
RU SUNNY LLC, a Utah limited liability company, Grantor, hereby conveys and warrants against all who claim by, through, or under the grantor to 764 West 3940 South Fee Owner, LLC, a Delaware limited liability company, at 10100 Santa Monica Blvd., Suite 420, Los Angeles, California 90067, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the parcels of land described in Exhibit A, attached hereto and made a part hereof, in Salt Lake County, State of Utah.

SUBJECT TO all easements, restrictions, rights-of-way and other matters of record or that would be disclosed by a survey or physical inspection of the property, and taxes and assessments for the year 2021 and thereafter.

This Special Warranty Deed is executed by Grantor to be effective as of November 17, 2021.

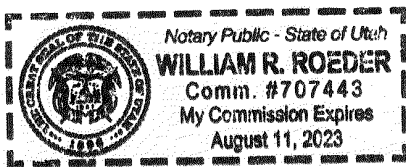
GRANTOR:

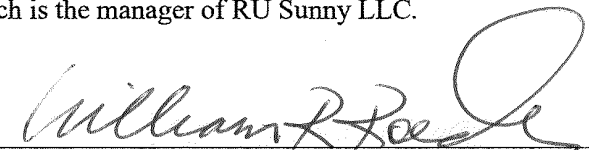
RU SUNNY LLC, a Utah limited liability company

By: 
Name: James Schulte
Title: Manager of Restore Utah GPII LLC, which is the manager of RU Sunny LLC

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16th day of November, 2021, by James Schulte, the Manager of Restore Utah GPII LLC, which is the manager of RU Sunny LLC.




NOTARY PUBLIC

Residing at: SLC, UT

Commission Expires: 8/11/23

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description

Beginning at a point on the West line of 700 West Street, being South 89°55'00" West 206.07 feet and North 00°02'30" West 1438.64 feet, and South 89°57'30" West 33 feet from the Southeast corner of Section 35, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'30" West 681.44 feet; thence along the arc of a 50 foot radius curve to the right 52.36 feet (chord bears North 60°02'30" West for 50.00 feet); thence South 59°57'30" West 5.0 feet; thence along the arc of a 45 foot radius curve to the left 47.09 feet (chord bears North 60°01'29" West 44.98 feet), to the East line of property deeded to Trachyte Oil Company, recorded October 26, 1972, as Entry No. 2494508, in Book 3184, at Page 419, Salt Lake County Recorder's Office; thence North 189.84 feet to the South line of 3900 South Street (Meadowbrooke Expressway); thence South 89°54'15" East 767.87 feet to the West line of 700 West Street; thence South 00°02'30" East 233.00 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of 3900 South Street on the North, 700 West Street on the East and 3950 South Street along the Southerly boundary.

Parcel Identification No. 15-35-400-076.