

13827777
11/18/2021 3:58:00 PM \$40.00
Book - 11271 Pg - 1090-1094
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

When recorded, return to:
Michael A. Seiden, Esq.
Greenberg Traurig, LLP
1940 Century Park East, Suite 1900
Los Angeles, CA 90067-2121

15-01-129-029

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, Telegraph Exchange, LLC, a Utah limited liability company ("Grantor"), conveys to WW Zephyr Owner VIII, L.L.C., a Delaware limited liability company ("Grantee"), the following described real property situated in Salt County, Utah, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property").

SUBJECT TO taxes and assessments not yet due and payable, and those matters set forth in Exhibit "B" attached and incorporated by this reference (the "Permitted Exceptions").

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, subject only to the Permitted Exceptions.

Dated this 18th day of November, 2021.

GRANTOR:

Telegraph Exchange, LLC,
a Utah limited liability company

By: Micah W. Peters
Signed on 2021/11/18 08:45:26.800

Micah W. Peters
Its: Manager

D2A06025-47AF-4E1B-B9A5-1EBF95EE0F25 --- 2021/11/18 08:03:58 -8:00 --- Remote Notary


Ent 13827777 BK 11271 PG 1090

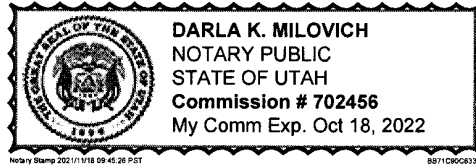


STATE OF UTAH)
)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 18th day of November, by Micah W. Peters, the Manager of Telegraph Exchange, LLC, a Utah limited liability company. This act was performed via remote online audio-visual communication.

My commission expires:
10/18/2022


Signed on 2021/11/18 08:45:26 -8:00
Notary Public



Notarial act performed by audio-visual communication

D2A06025-47AF-4E1B-B9A5-1EBF95EE0F25 --- 2021/11/18 08:03:56 -R0C --- Remote Notary



Exhibit "A"

**Legal Description
(attached to Special Warranty Deed)**

That certain land situated in Salt Lake City, County of Salt Lake, State of Utah, and described as follows:

PARCEL 1:

Beginning South 89°58'33" West 383.4 feet from the Southeast corner of Lot 1, Block 66, Plat A, Salt Lake City Survey; thence South 89°58'33" West 176.93 feet; thence North 00°03'31" West 178.40 feet; thence North 89°58'27" East 165.14 feet; thence North 00°03'25" West 21.64 feet; thence North 89°58'27" East 11.90 feet; thence South 00°01'33" East 200.04 feet to the point of beginning.

PARCEL 2:

A non-exclusive easement for vehicle and pedestrian access appurtenant to Parcel 1 described herein as defined, described and created pursuant to that certain Agreement for Reciprocal Easement dated June 9, 2011, executed by and among Westgate Lofts, Inc., a Utah corporation, West Side Property Associates, L.P., a Utah limited partnership and Bigger D Investments, LLC, a Utah limited liability company, recorded June 10, 2011 as Entry No. 11196891 in Book 9930 at Page 2431.

Parcel Identification Number: 15-01-129-029 (for reference purposes only)

D2A06026-47AF-4E1B-B9A5-1EBF95EE0F25 ... 2021/11/18 08:03:58 -8:00 ... Remote Notary



Exhibit "B"

Permitted Exceptions (attached to Special Warranty Deed)

1. Notice of Adoption of Redevelopment Plan Entitled "C.B.D. Neighborhood Development Plan", recorded November 28, 1984 as Entry No. 4020604 in Book 5609 at Page 1953.
2. A Right-of-Way as disclosed by that certain Corrective Quit-Claim Deed recorded January 29, 1999 as Entry No. 7239650 in Book 8243 at Page 2547.
3. Declaration, Grant of Easements, and License of Parking Rights by and among West Side Property Associates, L.P., a Utah limited partnership doing business at Westgate Business Center and Utah Paper Box Company, a Utah corporation, dated March 16, 2005 and recorded April 20, 2005 as Entry No. 9353279 in Book 9120 at Page 690.

First Amendment to Declaration, Grant of Easements, and License of Parking Rights recorded February 26, 2021 as Entry No. 13580117 in Book 11126 at Page 3470.

4. Agreement for Reciprocal Easement by and among Westgate Lofts, Inc., a Utah Corporation and West Side Property Associates, LP, a Utah Limited Partnership and Bigger D Investments, LLC, a Utah Limited Liability Company, dated June 9, 2011 and recorded June 10, 2011 as Entry No. 11196891 in Book 9930 at Page 2431.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Westgate Lofts Condominiums recorded January 19, 2007 as Entry No. 9977688 in Book 9411 at Page 1, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Amended and Restated Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Westgate Lofts Condominiums recorded February 29, 2008 as Entry No. 10362172 in Book 9577 at Page 1285.

Second Amended and Restated Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Westgate Lofts Condominiums recorded September 23, 2008 as Entry No. 10526196 in Book 9644 at Page 9453.

Third Amended and Restated Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Westgate Lofts Condominiums recorded May 11, 2009 as Entry No. 10699449 in Book 9721 at Page 6511.

Fourth Amended and Restated Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Westgate Lofts Condominiums recorded September 12, 2012 as Entry No. 11469401 in Book 10055 at Page 3535.

6. Access, Utility and Drainage Easement by and between Telegraph Exchange LLC, a Utah limited liability company and Paperbox Developers, LLC, a Utah limited liability company, dated May 8, 2019 and recorded May 31, 2019 as Entry No. 12999430 in Book 10786 at Page 8320.
7. Walkway Easement Agreement by Telegraph Exchange LLC, a Utah limited liability company in favor of Redevelopment Agency of Salt Lake City, a public agency and Salt Lake City Corporation,

BK 11271 PG 1093

02A6025-47AF-4E1B-B9A5-1EBF95EE0F25 --- 2021/11/18 08:03:58 -8:00 --- Remote Notary



a Utah municipal corporation, dated May 31, 2019 and recorded May 31, 2019 as Entry No. 12999432 in Book 10786 at Page 8340.

8. Subject to the following matters disclosed on that certain survey prepared by Anderson Wahlen & Associates, having been certified under the date of March 8, 2021, as Job No. 19-086as, by Bruce D. Pimper, a Professional Land Surveyor holding License No. 362256:
 - a. Geothermal Injection Well.
 - b. Intentionally deleted by Title Company.
 - c. Intentionally deleted by Title Company.
 - d. Deed lines match as interpreted.
9. Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded August 26, 2021, as Entry No. 13755193, in Book 11228, at Page 4805.

D2A06025-47AF-4E1B-B9A5-1EBF95EE0F25 ... 2021/11/18 06:03:58 -300 ... Remote Notary

BK 11271 PG 1094

