13848978 B: 11283 P: 2851 Total Pages: 2
12/16/2021 02:57 PM By: zhook Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: STEWART TITLE INSURANCE AGENCY OF UTAH
6955 S UNION PARK CTR STE 370MIDVALE, UT 840476516

WHEN RECORDED, RETURN TO:

CAP INVESTMENT PROPERTIES III, LLC 2200 Pacific Coast Highway, Suite 305 Hermosa Beach, California 90254 Attn: Aaron Swerdlow Tax ID No 28-09-226-055

1408733

SPECIAL WARRANTY DEED

For good and valuable consideration, WDG SANDY, LLC, a Utah limited liability company (the "Grantor"), located and having a mailing address at 1178 W. Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantor, but not otherwise, to CAP NIKI II, LLC, a Delaware limited liability company (the "Grantee"), located and having a mailing address at 2200 Pacific Coast Highway, Suite 305, Hermosa Beach, California 90254, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Salt Lake County, Utah, as more particularly described in attached Schedule "A" (the "Subject Property").

The Subject Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

WDG SANDY, LLC, a Utah limited liability company

Print Name: Spencer H. Wright

Its: Manager

STATE OF UTAH

) ss.

COUNTY OF DAVIS

NOTARY PUBLIC
JULIE B. BOYLE
708511
COMMISSION EXPIRES
OCTOBER 14, 2023
STATE OF UTAH

NOTARY SIGNATURE AND SEAL

Schedule "A"

(Legal Description of Subject Property)

Parcel 1:

Lot 4, LITTLE COTTONWOOD CENTER SUBDIVISION - FIRST AMENDMENT, according to the Official Plat thereof as recorded in the Office of the Salt Lake County Recorder, State of Utah.

Parcel 1A:

Together with and easement for ingress and egress, upon the terms and conditions therein provided as contained in Restriction Agreement and Grant of Easement, recorded October 27, 2010, as Entry No. 11062001, in Book 9872, at Page 8004 and Assignment of Rights Under Restriction Agreement and Grant of Easements, recorded March 15, 2018, as Entry No. 12733984, in Book 6781, Page 6800, of Official Records.

Tax ID No. <u>28-09-226-055</u>