

**RECORDING
REQUESTED BY AND
WHEN RECORDED
MAIL THIS DEED**

Fidelity National Title
Insurance Company
Attn: Charlie Badgett
2651 North Harwood,
Suite 450
Dallas, Texas 75201

**13870385 B: 11294 P: 8517 Total Pages: 7
01/14/2022 12:46 PM By: ggasca Fees: \$40.00
DEED- DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 EAST BROADWAYSALT LAKE CITY, UT 84111**

**AND, UNLESS
OTHERWISE SHOWN
BELOW, MAIL TAX
STATEMENT TO:**

D Airport SLC, LLC
8762 Preston Trace Blvd,
Frisco, Texas 75033
MNT 89467

Space above this line for recorder's use

APN: 08-34-351-003

GRANT DEED

The Undersigned Grantor Declares:

Documentary Transfer Tax: \$ _____
City Tax: \$ _____

- COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
- COMPUTED ON FULL VALUE LESS VALUE OF LIENS OR ENCUMBRANCES
REMAINING AT TIME OF SALE.
- UNINCORPORATED AREA
- CITY OF SALT LAKE CITY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
G6 HOSPITALITY PROPERTY LLC, a Delaware limited liability company,
hereby GRANT(S) to
D AIRPORT SLC, LLC, a Utah limited liability company,
that certain real property located in the City of Salt Lake, County of Salt Lake, State of Utah,

more particularly described on EXHIBIT "A" attached hereto and incorporated herein for all purposes, subject to those matters listed on EXHIBIT "B" attached hereto and incorporated herein for all purposes.

NOTWITHSTANDING ANYTHING TO THE CONTRARY, AS SET FORTH IN SECTION 3 OF THAT CERTAIN PURCHASE AND SALE AGREEMENT DATED NOVEMBER 11, 2021 BETWEEN GRANTOR AND GRANTEE'S PREDECESSOR-IN-INTEREST (THE "PURCHASE AGREEMENT"), WHICH IS HEREBY INCORPORATED BY REFERENCE AS IF HEREIN SET OUT IN FULL, EXCEPT FOR GRANTOR'S REPRESENTATIONS AND WARRANTIES SET FORTH IN THE PURCHASE AGREEMENT AND THE WARRANTY OF TITLE AS SET FORTH HEREIN, THE ASSETS CONVEYED HEREUNDER ARE CONVEYED BY SELLER AND ACCEPTED BY PURCHASER IN AN "AS IS" CONDITION "WITH ALL FAULTS" AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTIES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF SELLER. SELLER HAS NOT, DOES NOT, AND WILL NOT MAKE ANY WARRANTIES OR REPRESENTATION, EXPRESS OR IMPLIED, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OR CONDITION, MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE ASSETS.

[Signatures on the following page]

IN WITNESS WHEREOF, Grantor has executed this Grant Deed to be effective as of the 13 day of January, 2022.

GRANTOR:

G6 HOSPITALITY PROPERTY LLC,
a Delaware limited liability company

By: [Signature]
Name: R. PALLESCHI
Title: CEO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS)
) ss:
COUNTY OF DENTON)

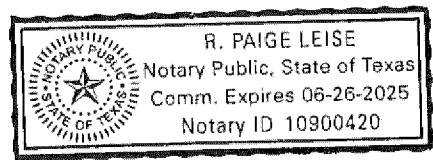
On January 6, 2022 before me, R. Paige Leise
Notary Public (insert name and title of the officer),

personally appeared Robert Palleschi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: R. Paige Leise



[Seal]

EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a point which is South 00°11'08" East along the section line 1419.554 feet from the West quarter corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°11'08" East along said Section line 409.00 feet to the North line of North Temple Street; thence North 89°58'38" East along said North line 145.00 feet; thence North 0°11'08" West 242.00 feet; thence North 89°58'38" East 109.10 feet; thence North 0°11'08" West 167.00 feet; thence South 89°58'38" West 254.10 feet to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by those certain Warranty Deed recorded May 24, 2013 as Entry No. 11649013, 11649014, 11649015, 11649016, 11649017, 11649018, 11649019, 11649020, 11649021, 11649022, 11649023, 11649024, 11649025 and 11649026 , being described as follows:

A parcel of land in fee, being part of an entire tract of property, incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT", situate in the SW1/4SW1/4 of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and described as follows:

Beginning at a point in the Northerly right of way line of North Temple Street and the Southwest corner of said entire tract, which point is 1827.55 feet South 00°04'13" East along the Section line (Record 1,828.55 feet South 00°11'08" East) and 3.68 feet East from the West quarter corner of said Section 34; thence North 00°11'08" West 5.76 feet along the Westerly boundary line of said tract; thence North 89°57'15" East 145.00 feet; thence South 00°11'08" East 5.82 feet along the Easterly boundary line of said tract more or less to the Northerly right of way line of said North Temple; thence South 89°58'38" West 145.00 feet along said right of way line to the point of beginning.

EXHIBIT "B"

Permitted Encumbrances

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a Public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, that are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Taxes for the year 2021 and subsequent years. (Tax ID No. 08-34-351-003)
7. The land described herein is located within the boundaries of Salt Lake City and is subject to any assessments levied thereby. (Phone: 483-6900) Subject to any Special Assessments contained within Salt Lake City Special Districts including Street Lighting, Curb and Gutter, and Main Street Improvements where applicable (<http://www.slcgov.com/default.asp>)
8. Water Rights, claims or title to water, whether or not shown by the public records.
9. Easement, and the terms and conditions thereof:
Grantor: Clara M. Taufer
Grantee: State Road Department of Utah
Purpose: An easement for the purpose of reconstructing thereon an irrigation ditch and appurtenant parts.
Recorded: February 4, 1941
Entry No.: 897525
Book/Page: 257 / 671

10. Easement, and the terms and conditions thereof:

Grantor: Edward L. Wolsey and Merelda Wolsey and N. Eldon Tanner and Sara I. Tanner

Grantee: Utah Power & Light Company

Purpose: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits of the Grantee and 1 guy anchors and 0 poles, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto.

Recorded: November 29, 1966

Entry No.: 2180148

Book/Page: 2512 / 92

11. Each and every right of access together with all rights of abutters to the underlying fee conveyed to:

Grantee: State Road Commission of Utah

Recorded: December 11, 1975

Entry No.: 2768531

Book/Page: 4051 / 445

12. Easement, and the terms and conditions thereof:

Grantee: Pacificorp, an Oregon Corporation, d/b/qa/ Rocky Mountain Power

Purpose: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits of the Grantee including poles, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto.

Recorded: May 24, 2013

Entry No.: 11648999

Book/Page: 10141 / 9527

And Recorded; May 24, 2013

Entry No: 11649001

Book/Page: 10141/9532

And Recorded; May 24, 2013

Entry No: 11649002

Book/Page: 10141/9534

And Recorded; May 24, 2013

Entry No: 11649003

Book/Page: 10141/9536

And Recorded; May 24, 2013

Entry No: 11649004

Book/Page: 10141/9538

And Recorded; May 24, 2013

Entry No: 11649005

Book/Page: 10141/9540

And Recorded; May 24, 2013

Entry No: 11649006

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Entry No: 11649007
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And Recorded; May 24, 2013
Entry No: 11649008
Book/Page: 10141/9548
And Recorded; May 24, 2013
Entry No: 11649009
Book/Page: 10141/9551
And Recorded; May 24, 2013
Entry No: 11649010
Book/Page: 10141/9554
And Recorded; May 24, 2013
Entry No: 11649011
Book/Page: 10141/9557
And Recorded; May 24, 2013
Entry No: 11649012
Book/Page: 10141/9559

13. Subject to the rights of parties in possession of the subject property under unrecorded leases, rental or occupancy agreements and any claims thereunder.

14. Subject, but not limited, to the following items, as disclosed by a survey prepared by Bock & Clark's

National Surveyors Network, having been certified under the date of May 1, 2012 , by David D. Peterson,

a Registered Land Surveyor holding License No. 295720, as Job No. 201200387, including but not limited

to the following:

- a. Fence line do not match property lines
- b. sign in the Southeast corner.
- c. matters since date of survey