

Mail Recorded Deed and Tax Notice To:  
SLC 1415, LLC, a Utah limited liability company  
2870 Los Feliz Place, 2nd Floor  
Los Angeles, CA 90039

13959088 B: 11342 P: 6442 Total Pages: 5  
05/26/2022 01:31 PM By: cchidester Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



**COTTONWOOD  
TITLE**

File No.: 153847-BHM

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## **SPECIAL WARRANTY DEED**

**Flying Colors Group LP, a California limited partnership**

**GRANTOR(S)** of Stevensville, State of Montana, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**SLC 1415, LLC, a Utah limited liability company**

**GRANTEE(S)** of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 15-13-101-002 (for reference purposes only)


**SUBJECT TO:** Property taxes for the year 2022 and thereafter; and also subject to the matters set forth on **Exhibit B** attached hereto and by this reference incorporated herein.

*[Signature on following page]*

Dated this 12th May 2022.


Flying Colors Group LP, a California limited partnership

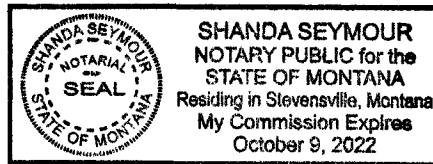
By: Wampanoag, Inc., a California corporation  
Its: General Partner

By:   
Robert T. Wolfenden  
President

STATE OF MT  
COUNTY OF RAVALLI

On this 12th May 2022, before me, personally appeared Robert T. Wolfenden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Wampanoag, Inc., a California corporation, General Partner of Flying Colors Group LP, a California limited partnership.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at the Northwest corner of Lot 9, Block 6, Five Acre Plat "B", Big Field Survey, said point being South  $00^{\circ}10'28''$  West 617.48 feet and North  $89^{\circ}48'42''$  East 26.62 feet from the Salt Lake County Survey monument located at the intersection of 1300 South Street and 700 West Street (basis of bearing is South  $89^{\circ}56'37''$  West between said monument and the survey monument located at the intersection of 1300 South Street and 800 West Street), and running thence North  $89^{\circ}48'42''$  East 559.00 feet; thence South  $00^{\circ}10'28''$  West 750.00 feet; thence South  $89^{\circ}48'42''$  West 559.00 feet; thence North  $00^{\circ}10'28''$  East 750.00 feet to the point of beginning.

**EXHIBIT B  
TO  
SPECIAL WARRANTY DEED**

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**Permitted Exceptions**

1. Taxes for the year 2022 are accruing as a lien not yet due and payable under Parcel No. 15-13-101-002.
2. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. Pole Line Easement in favor of Utah Power and Light Company 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 January 2, 1959, as Entry No. 1629606, in Book 1574, at Page 250.
6. Easement Deed in favor of The Denver and Rio Grande Western Railroad Company, a Delaware corporation to construct, operate and maintain a standard gauge railroad spur track with necessary roadbed and appurtenant structures and incidental purposes, by instrument recorded January 21, 1959, as Entry No. 1632794, in Book 1579, at Page 584.
7. Right of Way and Easement, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded May 11, 1978, as Entry No. 3106239, in Book 4670, at Page 949.
8. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded December 4, 1985, as Entry No. 4171545, in Book 5714, at Page 2187.

9. Rights of tenant(s) in the Property, as set forth below, and the rights of all parties claiming by, through or under said tenant(s), if any:

- Precision Appliance, Inc.
- Kitchen & Bath Corporation
- MBI, Inc.
- Mamachari, LLC.
- Cutting Edge Finishing Services
- Beehive Appliance Distribution, LLC.
- Candolabs, LLC. #7
- Utah Office Planning
- Park City Liquidators, LLC.
- Italic Labs, LC.
- Miguel Auto Repair & Gandi Auto Sales
- Candolabs, LLC. #12
- Home Delivery of Utah, Inc.
- Glide Paddle Boards, LLC.
- Glide Paddle Boards, LLC.
- Urban Revival Staging
- Unified Roller Sports of Utah
- National Design & Trade Network

10. The following matters disclosed on that certain survey prepared by Peterson Engineering, having been certified under the date of February 2, 2022, as Job No. A-22-009, by David D. Peterson, a Professional Land Surveyor holding License No. 295720:

- a. Fence lines do not coincide with record boundaries
- b. Various utility lines and/or facilities lying outside of recorded easements.