

When recorded, return to:

The Ridge Apartments TIC I, LLC
The Ridge Apartments TIC II, LLC
The Ridge Apartments TIC III, LLC
c/o Maxx Properties
600 Mamaroneck Avenue, 5th Floor
Harrison, NY 10528
152667-MCF
Tax Parcel No. 22-29-483-051-4002; 22-29-483-051-4001

13962980 B: 11344 P: 8164 Total Pages: 6
06/02/2022 11:50 AM By: bmeans 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

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, The Ridge Apartments at Sandy, LLC, a Delaware limited liability company ("Grantor"), hereby conveys and warrants against all claiming by, through or under it to The Ridge Apartments TIC I, LLC, a Delaware limited liability company, as to a 40.54% undivided tenancy in common interest, The Ridge Apartments TIC II, LLC, a Delaware limited liability company, as to a 28.73% undivided tenancy in common interest, and The Ridge Apartments TIC III, LLC, a Delaware limited liability company, as to a 30.73% undivided tenancy in common interest ("Grantee"), the following real property situated in Salt Lake County, Utah, together with all rights and privileges appurtenant thereto, described on Exhibit A attached hereto:

TOGETHER WITH all easements, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto; and together with all improvements located thereon.

SUBJECT TO general taxes for the current year, easements, restrictions, rights of way and reservations appearing of record or enforceable in law and equity.

DATED this 26th of May, 2022 to be effective as of June 2, 2022.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

GRANTOR:

THE RIDGE APARTMENTS AT SANDY, LLC,
a Delaware limited liability company

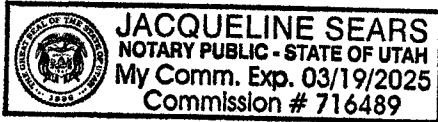
By: Ridge Park Partners, LLC, a Utah limited liability company,
its Sole Member

By: Rockworth Companies, LLC, a Utah limited liability company,
its Manager

By: [Signature]
Name: Tom Henrich
Title: Manager

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

The foregoing instrument was acknowledged before me this 26 day of May, 2022, by Tom Henrich, a Manager of Rockworth Companies, LLC, a Utah limited liability company, the Manager of Ridge Park Partners, LLC, a Utah limited liability company, the sole member of The Ridge Apartments at Sandy, LLC, a Delaware limited liability company.



[Signature]
Notary Public

My commission expires:
3/19/25

Exhibit A – legal description
Exhibit B – permitted exceptions

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, THE RIDGE APARTMENTS SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded October 2, 2015 as Entry No. 12144587 in Book 2015P at Page 234.

EXHIBIT B

PERMITTED EXCEPTIONS

- 1) Taxes for the year 2022 are accruing as a lien not yet due and payable under Parcel No. 22-29-483-051-4001.
- 2) Taxes for the year 2022 are accruing as a lien not yet due and payable under Parcel No. 22-29-483-051-4002.
- 3) The herein described Land is located within the boundaries of Sandy City, South Salt Lake Valley Mosquito Abatement District, Cottonwood Improvement District, Central Utah Water Conservancy District, Salt Lake City Metropolitan Water District, and is subject to any and all charges and assessments levied thereunder.
- 4) 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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. 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.
- 5) Claim, right, title or interest to water or water rights whether or not shown by the public records.
- 6) Easements and notes as shown on the recorded plat for The Ridge Apartments Subdivision, recorded October 2, 2015 as Entry No. 12144587 in Book 2015P at Page 234
- 7) 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, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded as Entry No. 1691513, in Book 1673, at Page 542.
- 8) Right of Way Easement, in favor of the Mountain States Telephone and Telegraph company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject Land, recorded January 24, 1972, as Entry No. 2433449, in Book 3035, at Page 988.
- 9) Permanent Easement Individual in favor of Salt Lake County, a body politic and corporate of the State of Utah for a permanent easement under, over and across said Land for the purposes of construction, operation, maintenance, inspection, cleaning, repair, and alteration of the Union and East Jordan Ditch together with all flood control structures and appurtenances in connection with Creek Road widening and reconstruction and

incidental purposes, by instrument dated February 19, 1999 and recorded March 10, 1999, as Entry No. 7282170, in Book 8256, at Page 9085.

- 10) Perpetual Easement in favor of Salt Lake County, a body corporate and politic of the State of Utah for a perpetual easement under, over and across said Land for the purposes of construction, operation, maintenance, inspection, cleaning, repair and alteration of the Union and East Jordan Ditch, together with all flood control structures and appurtenances in connection with the Creek Road Widening and Reconstruction, and incidental purposes, by instrument recorded March 10, 1999, as Entry No. 7282179, in Book 8256, at Page 9109.
- 11) Perpetual Easement in favor of Salt Lake County, a body corporate and politic of the State of Utah for a perpetual easement for purposes of construction, operation, maintenance, inspection, cleaning, repair and alteration of the Union and East Jordan Ditch, together with all flood control structures and appurtenances, in connection with Creek Road Widening and Reconstruction and incidental purposes, by instrument recorded May 21, 1999, as Entry No. 7361255, in Book 8279, at Page 3174.
- 12) Permanent Easement Individual in favor of Salt Lake County, a body politic and corporate of the State of Utah for a permanent easement under, over and across said Land for the purposes of construction, operation, maintenance, inspection, cleaning, repair, and alteration of the Union and East Jordan Ditch together with all flood control structures and appurtenances in connection with Creek Road widening and reconstruction and incidental purposes, by instrument dated May 8, 1999 and recorded July 21, 1999, as Entry No. 7418419, in Book 8295, at Page 7791.
- 13) Permanent Easement Individual in favor of Salt Lake County, a body politic and corporate of the State of Utah for a permanent easement under, over and across said Land for the purposes of construction, operation, maintenance, inspection, cleaning, repair, and alteration of the Union and East Jordan Ditch together with all flood control structures and appurtenances in connection with Creek Road widening and reconstruction and incidental purposes, by instrument dated June 18, 1999 and recorded July 21, 1999, as Entry No. 7418424, in Book 8295, at Page 7801.
- 14) Easement in favor of Sandy City Corporation for a perpetual easement for the purpose of constructing thereon cut and/or fill slopes and appurtenant parts thereof incident to the reconstruction of 1300 East Street known as Project No. STP 2044(1)9 and incidental purposes, by instrument dated April 18, 2002 and recorded April 29, 2002, as Entry No. 8218115, in Book 8592, at Page 2150.
- 15) Easement in favor of Sandy City Corporation for a perpetual easement for the purpose of constructing thereon cut and/or fill slopes and appurtenant parts thereof incident to the reconstruction of 1300 East Street known as Project No. STP 2044(1)9 and incidental purposes, by instrument dated April 12, 2002 and recorded April 29, 2002, as Entry No. 8218116, in Book 8592, at Page 2152.

- 16) Notice of Prescriptive Easement wherein Craig Cook claims an easement by prescription for the use, maintenance, repair, alteration and replacement of certain existing underground sewer lines crossing said Land, dated December 20, 2006 and recorded December 22, 2006 as Entry No. 9950485 in Book 9399 at Page 3368.
- 17) Ordinance No. 06-26 modifying the official street map of Sandy City by closing a portion of the East side of Union Park Avenue but not closing/vacating any utility easements, rights-of-way or dedications by use located therein; also establishing an effective date, recorded September 14, 2006 as Entry No. 9844866 in Book 9350 at Page 9559.
- 18) Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded August 5, 2016, as Entry No. 12336597, in Book 10460, at Page 8998.
- 19) Rights of tenants, as tenants only, pursuant to written leases with no options or rights to purchase or rights of first refusal or offer.
- 20) The following matters disclosed on that certain survey prepared by McNeil Engineering, having been certified under the date of February 7, 2022, last revised March 21, 2022, as Project No. 18528, by David B. Draper, a Professional Land Surveyor holding License No. 6861599:
 - a. Existing utilities, including but not limited to: storm drain lines, catch basins, and manholes; power lines, poles and guy wires; sanitary sewer lines and manholes; waterlines; fiber optic line; and telephone riser located on and across the Land without recorded easements
 - b. Existing wire fence not located on boundary line
 - c. Existing building encroaches onto easement disclosed herein as Exception No. 26 (Entry No. 12336597)
 - d. Existing building encroaches onto easement disclosed herein as Exception No. 16 (Entry No. 2433449)
 - e. Existing building encroaches onto easement(s) disclosed herein as Exception No. 25 (Entry No. 9844866).
 - f. Existing retaining walls encroach onto easements disclosed herein as Exception No. 17 (Entry No. 7282170), Exception No. 18 (Entry No. 7282179), Exception No. 19 (Entry No. 7361255), Exception No. 20 (Entry No. 7418419), Exception No. 21 (Entry No. 7418424), and Exception No. 24 (Entry No. 9950485).