

When recorded, return to:

The Ridge Apartments Commercial, LLC
c/o MAXX Properties
600 Mamaroneck Avenue, 5th Avenue
Harrison, NY 10528
152667-MCF
Tax Parcel No. 22-29-483-052

13962981 B: 11344 P: 8170 Total Pages: 5
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 120SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, Ridge Park Partners, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants against all claiming by, through or under it to The Ridge Apartments Commercial, LLC, a Delaware limited liability company ("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:

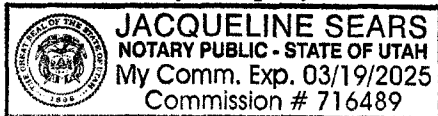
RIDGE PARK PARTNERS, LLC,
a Utah limited liability company

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

By: [Signature]
Name: TOM HERRIOD
Its: Manager

STATE OF UTAH)
) ss.
County of SALT LAKE)

The foregoing instrument was acknowledged before me this 26th day of may, 2022, by Tom Herriod, a Manager of Rockworth Companies, LLC, a Utah limited liability company, the Manager of Ridge Park Partners, LLC, a Utah 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 2, 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. 22-29-483-052.
- 2) 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.
- 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 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.
- 4) Claim, right, title or interest to water or water rights whether or not shown by the public records.
- 5) 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.
- 6) 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.
- 7) Rights of tenants, as tenants only, pursuant to written leases with no options or rights to purchase or rights of first refusal or offer.
- 8) 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).