

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:

N Temple QOZB, LLC
3201 Citrus Circle, Suite 130
Walnut Creek, CA 94598
Attn: Chuck Bond

14021855 B: 11375 P: 3592 Total Pages: 4
09/27/2022 01:06 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY INC
1996 E 6400 S STE 120MURRAY, UT 841212162

Tax Parcel No. 08-35-457-029, 08-35-457-020, 08-35-457-033, 08-35-457-018 & 08-35-457-019

CT-156909-CAF

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

DAVIS HOSPITALITY, LLC, a Utah limited liability company, and SAGE OZ, LLC, a Utah limited liability company ("**Grantor**"), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to N TEMPLE QOZB, LLC, a Delaware limited liability company ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration the tract of land in Salt Lake County, State of Utah, and more particularly described as follows:

See the attached **Exhibit A** which is incorporated herein.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law or equity and general property taxes for the year 2022 and thereafter.

Grantors do further convey to Grantee any water rights that are appurtenant to the foregoing land.

The signatories who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the members of the Grantors by unanimous consents or at lawful meetings duly held and attended by a quorum.

[signature page follows]

Executed this September 26, 2022.

GRANTOR:

SAGE OZ, L.L.C.,
a Utah limited liability company

By: [Signature]

Name: David Pope
Title: Sole Member

DAVIS HOSPITALITY, LLC,
a Utah limited liability company

By: [Signature]

Name: David Pope
Title: Sole Member

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 Utah)
) ss
COUNTY OF Salt Lake)

On September 26, 2022, before me, Krista Crook, a Notary Public, personally appeared David Pope, 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 he executed the same in his authorized capacity, and that by his 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public



Signature Page

North Temple
Special Warranty Deed

EXHIBIT A

Legal Description

PARCEL 1:

Beginning at a point North 89°58'36" East 7.5 Rods (123.75 feet) from the Northwest corner of Lot 6, Block 58, Plat "C", Salt Lake City Survey and running thence North 89°58'36" East 5.5 Rods (90.75 feet); thence South 0°2'29" East 10 Rods (165 feet); thence North 89°58'36" East 7 Rods (115.50 feet) to the West property line of 7th West Street; thence South 0°2'29" East 82.50 feet; thence South 89°58'36" West 255.25 feet; thence North 0°2'29" West 61.58 feet; thence North 32°20'05" East 14.94 feet; thence North 2°52'10" East 29.50 feet; thence North 89°58'36" East 28.19 feet; thence North 58°24'52" East 13.27 feet; thence North 0°02'29" West 136.89 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded December 13, 2010 as Entry No. 11096063 in Book 9888 at Page 6073 in the Salt Lake County Recorder's office, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 6, Block 58, Salt Lake City Survey, Plat "C", situate in the SE1/4SE1/4 of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the intersection of the Westerly boundary line of said entire tract and the existing Southerly right of way line of North Temple Street, which point is 123.75 feet N.89°58'36"E. from the Northwest corner of said Lot 6; and running thence N.89°58'36"E. 90.75 feet along said Southerly right of way line; thence S.00°02'29"E. 8.33 feet along Easterly boundary line of said entire tract; thence N.89°50'40"W. 90.75 feet to a point in the Westerly boundary line of said entire tract; thence N.00°02'29"W. 8.05 feet along said Westerly boundary line to the point of beginning.

PARCEL 2:

Beginning at a point 6-3/4 Rods South of the Northeast corner of Lot 6, Block 58, Plat "C", Salt Lake City Survey, and running thence South 3-1/4 Rods; thence West 7 Rods; thence North 3-1/4 Rods; thence East 7 Rods to the point of beginning.

PARCEL 3:

Commencing at the Northeast corner of Lot 6, Block 58, Plat "C", Salt Lake City Survey, and running thence West 7 rods; thence South 3 rods; thence East 7 rods; thence North 3 rods to the place of beginning.

Exhibit A - 1

North Temple
Special Warranty Deed

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded June 3, 2011 as Entry No. 11193418 in Book 9928 at Page 9234 in the Salt Lake County Recorder's office, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 6, Block 58, Salt Lake City Survey, Plat "C", situate in the SE1/4SE1/4 of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the intersection of the Westerly right of way line of 800 West Street and the existing Southerly right of way line of North Temple Street, which point is the Northeast corner of said Lot 6; and running thence S.00°02'29"E. (Record South) 8.69 feet along said Westerly right of way line; thence N.89°50'40"W. 115.50 feet to a point in the Westerly boundary line of said entire tract; thence N.00°02'29"W. (Record North) 8.33 feet along said Westerly boundary line; thence N.89°58'38"E. (Record East) 115.50 feet along said Southerly right of way line to the point of beginning.

PARCEL 4:

Beginning 49.5 feet South from the Northeast corner of Lot 6, Block 58, Plat "C", Salt Lake City Survey, and running thence South 61.875 feet; thence West 115.50 feet; thence North 61.875 feet; thence East 115.50 feet to the point of beginning.

Exhibit A - 2

North Temple
Special Warranty Deed