

When Recorded Mail This Deed To:

Lake Union Partners
401 North 36th Street, Suite 104
Seattle, Washington 98103
Attn: Tyson Feaster

14038134 B: 11383 P: 5261 Total Pages: 6
11/02/2022 03:16 PM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380SALT LAKE CITY, UT 841112371

Mail Tax Notice to:

Lake Union Partners
401 North 36th Street, Suite 104
Seattle, Washington 98103
Attn: Tyson Feaster

Tax Parcel No.: 15-12-127-014-0000

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

GRANARY CAMPUS, LLC, a Washington limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto GRANARY CAMPUS WEST BLOCK, LLC, a Washington limited liability company, Grantee, whose current address is 401 North 36th Street, Suite 104, Seattle, Washington 98103, the following described real property in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all any mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (2) any tax or judgment liens arising by, through or under Grantor.


[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 1st day of ^{November}~~October~~, 2022.

GRANARY CAMPUS, LLC,
a Washington limited liability company

By: LUP Granary Campus, LLC,
a Washington limited liability company,
its Manager

By: Lake Union Partners Seattle, LLC,
a Washington limited liability company,
its Co-Manager

By: 
Name: Tyson Feaster
Title: Manager

By: _____
Bryce Phillips, Co-Manager


WITNESS, the hand of said Grantor, this 1st day of ~~October~~^{November}, 2022.

GRANARY CAMPUS, LLC,
a Washington limited liability company

By: LUP Granary Campus, LLC,
a Washington limited liability company,
its Manager

By: Lake Union Partners Seattle, LLC,
a Washington limited liability company,
its Co-Manager

By: _____
Name: Tyson Feaster
Title: Manager

By:  _____
Bryce Phillips, Co-Manager

ACKNOWLEDGMENT

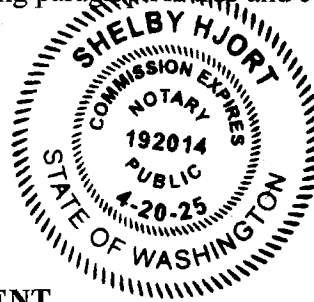
STATE OF WASHINGTON)
)
COUNTY OF KING)

On November 1, 2022, before me, Shelby Hjort, a Notary Public, personally appeared Tyson Feaster 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shelby Hjort



ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
COUNTY OF KING)

On _____, 2022, before me, _____, a Notary Public, personally appeared Bryce Phillips, 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
COUNTY OF KING)

On _____, 2022, before me, _____, a Notary Public, personally appeared Tyson Feaster 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
COUNTY OF KING)

On November 1, 2022, before me, Charlyn M. Copp, a Notary Public, personally appeared Bryce Phillips, 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Charlyn M. Copp

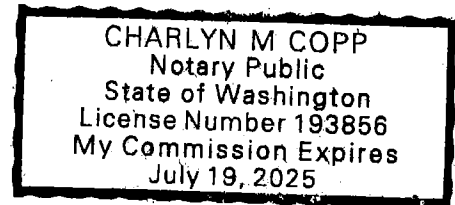


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED
Legal Description of the Real Property

All that certain real property in the City of Salt Lake, County of Salt Lake, State of Utah, described as follows:

BEGINNING AT A POINT NORTH 89°57'35" EAST ALONG THE SOUTH LINE OF BLOCK 26, PLAT "A" SALT LAKE CITY SURVEY 412.50 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 26, AND RUNNING SOUTH 89°57'35" WEST ALONG SAID SOUTH LINE 175.00 FEET; THENCE NORTH 00°01'01" WEST 92.00 FEET; THENCE NORTH 89°57'35" EAST 175.00 FEET; THENCE SOUTH 00°01'01" EAST 92.00 FEET TO THE POINT OF BEGINNING.