

**WHEN RECORDED, RETURN TO:**

CW SLC The Yard, LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd, Ste. 6  
Centerville, UT 84014

14056014 B: 11392 P: 6476 Total Pages: 3  
12/22/2022 04:35 PM By: CSelman 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

Parcel Nos: 15-02-103-006

*158668-CAF*

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**SPECIAL WARRANTY DEED**

CW The Yard QOZB, LLC,

a Utah limited liability company

(“Grantor”)

hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to:

CW SLC The Yard, LLC,

a Delaware limited liability company

(“Grantee”)

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the tract of land described in Exhibit A attached hereto.

**SUBJECT, HOWEVER, TO:**


1. All non-delinquent real property taxes and unpaid general and special assessments;
2. Zoning, building, access, environmental and other similar restrictions imposed by laws, ordinances, rules, requirements, resolutions, policy statements and regulations of governmental and quasi-governmental authorities claiming jurisdiction over the Property;
3. Rights and obligations of parties in possession as tenants only with no rights of purchase, rights of first offer or refusal to purchase or similar rights;
4. All easements, encumbrances, covenants, conditions, restrictions, reservations, rights-of-way and other matters of whatever kind and nature shown of record or

which would be disclosed by an inspection of the Property or a survey of the Property;

- 5. Private, public and utility easements;
- 6. Roads and highways, if any;
- 7. Rights-of-way;
- 8. Drainage ditches, feeders, laterals, drain tile, pipes or other conduit; and
- 9. All acts and/or omissions of Grantee and those acting by, through or under Grantee.

WITNESS the hand of said Grantor this 21 day of December, 2022.


CW the Yard QOZB, LLC,  
a Utah limited liability company

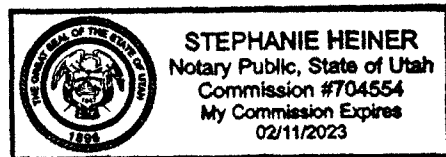
By:   
 Name: Colin Wright  
 Title: Manager

STATE OF UTAH            )  
                                   §  
 COUNTY OF DAVIS        )

On this 21 day of December, 2022, personally appeared before me Colin Wright, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of CW the Yard QOZB, LLC, a Utah limited liability company and that said document was signed by him in behalf of said limited liability company by authority of its governing documents, and said Colin Wright acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

  
 (Notary Public)



(Seal)

**EXHIBIT A**  
**TO SPECIAL WARRANTY DEED**

**PROPERTY DESCRIPTION**

The Land is situated in the County of Salt Lake, State of Utah, and described as follows:

**PARCEL 1:**

Beginning at a point on the West line of Block 6 of Highland Park Addition, recorded April 17, 1888 as Entry No. 2906, Book A, Page 94 in the Office of the Salt Lake County Recorder; said point being North 00°03'34" West, along said West line, 222.08 feet from the Southwest corner of said Block 6; said point also being North 00°03'34" West, along the monument line of Navajo Street, 1055.17 feet and North 89°56'26" East, 30.70 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 1387.21 feet and North 89°56'26" East, 28.66 feet from the Northeast corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'34" West, along said West line of said Block 6, 27.92 feet to the Southwest corner of Lot 18 of said Block 6; thence North 89°58'22" East, 162.11 feet; thence North 00°03'34" West, 100.00 feet; thence North, 135.20 feet; thence South 89°59'14" West, 162.26 feet to a point on said West line of Block 6; thence North 00°03'34" West, along said West line of Block 6, 166.45 feet to a point on the Southerly right of way of the Western Pacific Rail Road; said point also being on a 2889.79 foot radius non-tangent curve to the left; thence along said Southerly right of way line the following two (2) courses; 1) Easterly, 557.49 feet along said curve through a central angle of 11°03'12" (chord bears North 80°14'37" East, 556.62 feet); 2) North 74°43'00" East, 283.60 feet to a point on the Westerly line of a parcel of land described in that Warranty Deed, Entry No. 2372762, in Book 2938 at Page 799, as recorded in the office of the Salt Lake County Recorder's Office; thence South 00°41'10" East, along said Westerly line, 445.20 feet to a point on the West line of the Jordan River right of way; thence along said West line of the Jordan River right of way the following two (2) courses: 1) South 08°26'00" West, 80.13 feet; 2) South 05°16'00" East, 74.58 feet; thence West, 822.13 feet to the point of beginning.

**PARCEL 1A:**

A non-exclusive reciprocal cross access easement for vehicular and pedestrian access, as set forth and defined in that certain Reciprocal Cross Access Easement Agreement recorded January 27, 2021 as Entry No. 13547343 in Book 11107 at Page 3006 in the Salt Lake County Recorder's office.

Parcel Numbers: 15-02-103-006