

When Recorded Mail This Deed To:

MWIC Magna, LLC
401 North 36th Street, Suite 104
Seattle, Washington 98103
Attention: Tyson Feaster

Mail Tax Notice to:

MWIC Magna, LLC
401 North 36th Street, Suite 104
Seattle, Washington 98103
Attention: Tyson Feaster

Tax Parcel No.: 14-32-201-139

165782-CAP

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

MWIC MAGNA APARTMENTS, LLC, a Utah limited liability company, who acquired title as MWIC MAGNA APARTMENTS, LLC, a Washington limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto MWIC MAGNA, LLC, a Utah 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 (the "Property"):

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

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

The division of land accomplished by this Special Warranty Deed is in anticipation of future land use approvals on the Property, does not confer any land use approvals, and has not been approved by the land use authority.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 18th day of April, 2023.

MWIC Magna Apartments, LLC,
a Utah limited liability company

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

By: _____
Name: Tyson Feaster
Title: Manager

STATE OF Washington)

ss.

COUNTY OF King)

The foregoing instrument was acknowledged before me this 18th day of April, 2023, by Tyson Feaster, Manager of Lake Union Partners Seattle, LLC, a Washington limited liability company, Manager of MWIC Magna, LLC, a Utah limited liability company.



Muell Hjort Exp. 4/20/2025
Notary Public
Residing at: Seattle 98103

EXHIBIT A

LEGAL DESCRIPTION

A portion of Parcel E, ARBOR PARK TOWNHOMES, Amending Lot 1 of Arbor Park Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on January 24, 2022 as Entry No. 13875810 in Book 2022 at Page 35, said plat being corrected by that certain Scrivener's Affidavit recorded January 31, 2023 as Entry No. 14067633 in Book 11398 at Page 5455, more particularly described as follows:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 580.88 feet and South 730.30 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°46'00" East 43.13 feet;

thence South 55°00'35" West 24.57 feet;

thence Southwesterly 26.63 feet along the arc of a 28.00 foot radius curve to the left (center bears South 34°59'25" East and the chord bears South 27°45'49" West 25.64 feet with a central angle of 54°29'32");

thence South 00°31'03" West 64.20 feet;

thence Southwesterly 17.63 feet along the arc of a 17.00 foot radius curve to the right (center bears North 89°36'51" West and the chord bears South 30°05'33" West 16.85 feet with a central angle of 59°24'48");

thence North 89°39'43" West 2.56 feet;

thence North 00°15'36" East 115.71 feet to the point of beginning.

Contains 1,641 Square Feet or 0.038 Acres.