

14148499 B: 11442 P: 7096 Total Pages: 3
09/05/2023 08:39 AM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

ADDRESS TAX STATEMENTS TO &
AFTER RECORDING RETURN TO:

The Well Church
800 E 9400 S
Sandy, UT 84094
Attn: Jason Parrish

169117-NTY

APN: Part of 28-08-101-063

(Space above for recorder's use only)

SPECIAL WARRANTY DEED

FPA SANDY MALL ASSOCIATES, LLC, a Delaware limited liability company ("**Grantor**"), with its principal office at 2082 Michelson Drive, 4th Floor, Irvine, CA 92612, hereby conveys and warrants against all claiming by, through or under it to **THE WELL CHURCH**, a Utah nonprofit religious corporation ("**Grantee**"), with its principal office at 800 E 9400 S, Sandy, UT 84094, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

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

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2023, and thereafter.

[Signatures and Acknowledgments Follow]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of August 31, 2023.

GRANTOR:

FPA SANDY MALL ASSOCIATES, LLC,
a Delaware limited liability company

By: GF Sandy Mall, LLC
a Delaware limited liability company
its Manager

By: [Signature]
Michael B. Earl, Manager

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 California)
County of Orange)

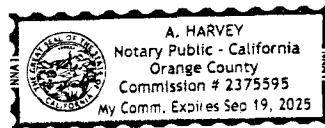
On Aug. 24, 2023, before me, A. Harvey,
(insert name and title of the officer)

Notary Public, personally appeared Michael B. Earl,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 A. Harvey



(Seal)

**EXHIBIT A
TO
SPECIAL WARRANTY DEED
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 1B, SANDY MALL SUBDIVISION 2, Amending Lot 1, Sandy Mall Subdivision, according to the official plat thereof, recorded August 17, 2023 as Entry No. 14142327 in Book 2023P at Page 165 in the official records of the Salt Lake County Recorder.

PARCEL 1A:

The appurtenant nonexclusive easements for vehicular and pedestrian ingress and egress, vehicular parking, and utilities as contained in that certain Restrictive Covenants, Easements and Maintenance Agreement recorded March 18, 1998 as Entry No. 6895235 in Book 7913 at Page 635 in the official records of the Salt Lake County Recorder.

PARCEL 1B:

The appurtenant nonexclusive easements for access and passage, parking, utilities, and drainage as contained in that certain Declaration of Covenants, Conditions and Restrictions and Grants of Easements for Sandy Mall Subdivision recorded September 29, 2016 as Entry No. 12377304 in Book 10482 at Page 2005 in the official records of the Salt Lake County Recorder.