

When recorded return to
and mail tax notices to:

LWP 2nd & 2nd LLC
c/o Dart Interests LLC
3811 Turtle Creek Boulevard, Suite 975
Dallas, Texas 75219
Attn: Jeremy Blickenstaff

CT-168851-CAB

Document Title: Special Warranty Deed
Grantor: Unico 205 East 200 South Center LLC, a Delaware limited liability company
Grantee: LWP 2ND & 2ND LLC, a Delaware limited liability company
Legal Description: Full legal description on Schedule 1
Abbreviated Legal Description: Plat A, Salt Lake City Survey, Lt 3 Blk 72
Plat A, Salt Lake City Survey, Portion of Lt 4 Blk 72
Parcel Identification No(s): 16-06-129-022, 16-06-129-023, and 16-06-129-024

SPECIAL WARRANTY DEED

The Grantor, **UNICO 205 EAST 200 SOUTH CENTER LLC**, a Delaware limited liability company, which has an address of c/o Unico Properties LLC, 1326 Fifth Avenue, Suite 800, Seattle, WA 98101, hereby CONVEYS AND WARRANTS only as against all who claim by, through, or under the Grantor to **LWP 2ND & 2ND LLC**, a Delaware limited liability company ("**Grantee**"), which has an address of 3811 Turtle Creek Boulevard, Suite 975, Dallas, Texas 75219, for the sum of Ten Dollars and other good and valuable considerations, the following described real estate situated in Salt Lake City, Salt Lake County, Utah:

See Schedule 1 attached hereto.

SUBJECT ONLY TO the exceptions to title described on Schedule 2 attached hereto.

[Remainder of Page Intentionally Left Blank]

Dated: November 3rd, 2023

GRANTOR:

UNICO 205 EAST 200 SOUTH CENTER LLC,
a Delaware limited liability company

By: Unico Northwest Fund VI LP,
a Delaware limited partnership,
its Manager

By: Unico Northwest Fund VI GP LLC,
a Delaware limited liability company,
its General Partner

By: Unico Investment Group LLC,
a Delaware limited liability company,
its Managing Member

By: Michael Lemker
Name: Michael Lemker
Title: V.P., Chief Compliance Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Michael Lemker is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the VP, CCO of Unico Investment Group LLC, a Delaware limited liability company, the Managing Member of Unico Northwest Fund VI GP LLC, a Delaware limited liability company, the General Partner of Unico Northwest Fund VI LP, a Delaware limited partnership, the Manager of UNICO 205 EAST 200 SOUTH CENTER LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 30th day of October, 2023



Signature: Cassidy Stotts
Name (Print): Cassidy Stotts
NOTARY PUBLIC in and for the State
of Washington, residing at King County
My appointment expires: 02-17-2026

SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

COMMENCING IN THE WEST LINE OF LOT 4, BLOCK 72, PLAT "A", SALT LAKE CITY SURVEY AT A POINT 120 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE NORTH ALONG SAID WEST LOT LINE 161.50 FEET; THENCE EAST 165 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH ALONG SAID EAST LOT LINE 116.50 FEET; THENCE WEST 43 FEET; THENCE SOUTH 45 FEET; THENCE WEST 122 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 72, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 165 FEET TO THE EAST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID EAST LOT LINE 165 FEET; THENCE WEST 43 FEET; THENCE SOUTH 45 FEET; THENCE WEST 122 FEET TO THE WEST LINE OF SAID LOT 4; THENCE SOUTH ALONG SAID WEST LOT LINE 120 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

ALL OF LOT 3, BLOCK 72, PLAT "A", SALT LAKE CITY SURVEY.

SCHEDULE 2

PERMITTED EXCEPTIONS

1. Taxes for the year 2023, a lien not yet due and payable.
2. The Property is located within the boundaries of Salt Lake County School District, Central Utah Water Conservancy District, Salt Lake City Mosquito Abatement District, Salt Lake Metropolitan Water District, Salt Lake City, and is subject to any and all charges and assessments levied thereunder, none due and payable as of the date hereof.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Salt Lake City Ordinance No. 70 of 2005, Adopting the Central Community Master Plan, recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101.
6. Notice of Assessment Interest wherein Salt Lake City, Utah claims an assessment interest in said Land arising out of the requirements of the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-22, dated May 25, 2022 and recorded June 3, 2022 as Entry No. 13964360 in Book 11345 at Page 5931.

NOTE: None due and payable as of date hereof.

7. Abstract of Findings and Order wherein the request for a variance to install two twenty thousand gallon oil storage tanks below grade, contrary to the provisions of the Zoning Ordinance in a Commercial "C-3" District was granted, dated May 29, 1979 and recorded May 30, 1979 as Entry No. 3286511 in Book 4870 at Page 503.

Modification of Abstract of Findings and Order, recorded August 7, 1979 as Entry No. 3318509 in Book 4917 at Page 609.

8. The following matters disclosed on that certain survey prepared by Diamond Land Surveying, dated August 14, 2023, as Job No. 21-049, by Nathan B. Weber, a Professional Land Surveyor holding License No. 5152762:
 - a. Existing utilities located on and across the Property, without recorded easements, including but not limited to: storm drain catch basins and storm drain manhole; fuel manholes
 - b. Existing fences not located on Property lines
 - c. Existing overhang encroachment upon the public right-of-way South of the Property