

WHEN RECORDED, MAIL TO:

CC Archer, LLC
1245 Brickyard Road, Suite 250
Salt Lake City, UT 84106

14267744 B: 11506 P: 5858 Total Pages: 4
07/23/2024 02:37 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ARTISAN TITLE
6330 S 3000 E STE 670SALT LAKE CITY, UT 841216234

WARRANTY DEED

CW Block C, LLC, a Delaware limited liability company (as successor-by-merger to CW JASPER, LLC, a Delaware limited liability company), grantor, hereby CONVEY(S) and WARRANT(S) to

CC Archer, LLC, a Delaware limited liability company, grantee, for the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the following described tracts of land located in Salt Lake County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of Millcreek, County of Salt Lake, State of Utah, and is described as follows:

Parcel 1:

Beginning at a point 2 rods North and 539.5 feet West of the Southeast corner of the Northeast Quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 165 feet, more or less, to the North line of lands conveyed to Severn Nielsen by deed from Henry Johnson, dated July 24, 1878, and recorded on said date in Book "M" of Deeds, at Pages 964-6; thence South 87 1/2° West 61 feet, more or less, to the East line of Richmond Street; thence South 165 feet, more or less, along the East line of said Richmond Street to the North line of Gunn Avenue; thence East along the North line of said Gunn Avenue 61 feet, more or less, to the place of beginning.

Tax I.D. 16-29-281-011-0000

Parcel 2:

Commencing at a point 2 rods North and 464.5 feet West from the Southeast Corner of the Northeast Quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Meridian; and running thence West 75 feet; thence North 10 rods, more or less, to the North line of lands conveyed to Severn Nielsen by Deed from Henry Johnson dated July 24, 1878 and recorded on said date in Book "M" of Deeds at Pages 964-6; thence along said line described in said Deed North 87 degrees 30 minutes East 75 feet to a point due North of beginning; thence South 10 rods, more or less, to the place of beginning.

Together with a right of way over the following:

Commencing at the Southwest corner of the Northwest Quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Meridian; and running thence East 14 rods, more or less, to the center line of County Road; thence North 15 degrees 30 minutes West 33.3 feet to a point due East of the Southeast Corner of lands decreed to Niels C. Nielsen by Decree of Distribution In the Matter of the Estate of Severen Nielsen, deceased, in the Third Judicial District Court of the State of Utah; thence West 76 rods to Salt Lake City Canal; thence South 41 degrees East to the East and West Quarter Section Line; thence East 61.75 rods to the place of beginning.

Tax I.D 16-29-281-012-0000

Parcel 3:

Commencing at a point 33 feet North and 389.5 feet West of the Southeast Corner of the Northeast Quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence West 75 feet; thence North 10 rods, more or less, to the North line of property conveyed to Severin Nielson by Deed from Henry Johnson, recorded in the Office of the County Recorder of Salt Lake County, Utah in Book "M" of Deeds, Pages 964-6; thence along said line described in said deed, North 87°30' East 75 feet, more or less, to a point due North of Beginning; thence South 10 rods, more or less to the place of beginning.

Tax I.D 16-29-281-013-0000

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 19th day of June 2023.

GRANTOR:

CW Block C, LLC, a Delaware limited liability company

By: Cottonwood Residential O.P., LP, a Delaware limited partnership, its administrative manager

By: Cottonwood Communities GP Subsidiary, LLC, a Maryland limited liability company, its general partner

By: Cottonwood Communities, Inc., a Maryland corporation, its sole member

By: *Gregg Christensen*
Name: Gregg Christensen
Title: Chief Legal Officer

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 Utah)
County of Salt Lake)

On June 19, 2023 before me, Amy N. Wood, personally appeared Gregg Christensen, 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 Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Amy N. Wood* (Seal)



