

When recorded, mail to:  
343 North Temple, LLC  
Attn: Andrew Peterson  
1240 East 2100 South, Suite 300  
Salt Lake City, Utah 84106

14306765 B: 11528 P: 8207 Total Pages: 3  
10/29/2024 04:28 PM By: aallen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: RAY QUINNEY & NEBEKER, P.C.  
36 S STATE STREETSALT LAKE CITY, UT 84111

Mail tax notices to:  
343 North Temple, LLC  
Attn: Andrew Peterson  
1240 East 2100 South, Suite 300  
Salt Lake City, Utah 84106

Parcel No.: 08-34-453-004

## Quit Claim Deed


SDP REIT, LLC, a Delaware limited liability company, and SDP Financial 2020, LP, a Delaware limited partnership, collectively, as GRANTOR, hereby QUIT CLAIM to **343 North Temple, LLC**, a Utah limited liability company, having a mailing address of 1240 East 2100 South, Suite 300, Salt Lake City, Utah 84106, GRANTEE, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

See EXHIBIT A LEGAL DESCRIPTION attached hereto.

For information purposes only, the real property tax identification number is 08-34-453-004 and the street address is commonly known as 1625 West North Temple Street, Salt Lake City, UT 84116.

IN WITNESS WHEREOF, GRANTOR has executed this Quit Claim Deed this 23 day of October, 2024.

SDP REIT, LLC,  
a Delaware limited liability company

  
By: Andrew Peterson  
Its: Authorized Signatory

SDP Financial 2020, LP,  
a Delaware limited partnership,

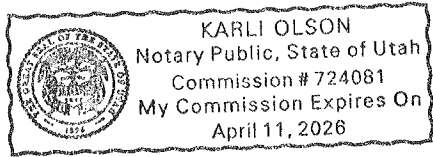
By: Sundance Bay Debt Partners GP, LLC,  
a Delaware limited liability company  
Its: General Partner

  
By: Andrew Peterson  
Its: Authorized Signatory

Notary on following page

STATE OF UTAH            )  
  : ss.  
COUNTY OF SALT LAKE )

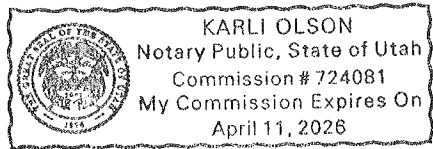
The foregoing instrument was acknowledged before me this 23 day of October, 2024, by Andrew Peterson, the authorized signatory of SDP Reit, LLC



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF UTAH            )  
  : ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 23 day of October, 2024, by Andrew Peterson, the authorized signatory of Sundance Bay Debt Partners GP, LLC, the General Partner of SDP Financial 2020, LP.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

1687569

EXHIBIT A  
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN SALT LAKE COUNTY, UTAH AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH SIDE OF NORTH TEMPLE STREET 499.25 FEET EAST AND 660 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 100 FEET ALONG THE SOUTH SIDE OF NORTH TEMPLE STREET; THENCE SOUTH 250 FEET; THENCE EAST 100 FEET; THENCE NORTH 250 FEET TO THE PLACE OF BEGINNING.

PARCEL 1A:

TOGETHER WITH THE BENEFICIAL INTEREST IN AND TO THAT CERTAIN RIGHT OF WAY FOR INGRESS AND EGRESS AS SHOWN IN THAT CERTAIN RIGHT-OF-WAY DEED RECORDED JUNE 27, 1960, AS ENTRY NO. 1723509, IN BOOK 1721, AT PAGE 240, OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT A POINT ON THE SOUTH SIDE OF NORTH TEMPLE STREET 499.25 FEET EAST AND 660 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 20 FEET; THENCE SOUTH 250 FEET; THENCE WEST 20 FEET; THENCE NORTH 250 FEET TO THE PLACE OF BEGINNING.

Tax ID: 08-34-453-004