

Entry 2022001054
Book 1762 Pages 127-130 \$40.00
03-Feb-22 04:30
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
NOVARE NATIONAL SETTLEMENT SERVICE
320 COMMERCE, SUITE 150
IRVINE, CA 92602
Rec By: Rebecca Iser, Deputy Recorder
Electronic Recording

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This instrument prepared by:
Marla I. Berman, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of January 21, 2022 between **JPMBB 2013-C15 WEST HIGHWAY 40, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is c/o LNR Partners, LLC, 2340 Collins Avenue, Suite 700, Miami Beach, Florida 33139, in favor of **GANESH PARVATI XV, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 5829 Grand National Drive, Orlando Florida 32819:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, grants unto Grantee and its successors and assigns in fee simple forever, the parcel of land, situate, lying and being in the County of Uintah, State of Utah, more particularly described on the attached **Exhibit A** (the "**Property**"), with the building and improvements thereon erected.

Subject however, to:

- (a) Real property taxes and assessments for the year 2021 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (d) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions, and other matters of record.

TAX FD - 05-012-012.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Grantor has caused these presents to be executed and delivered as of the date first above written.

Witnesses:

GRANTOR:

JPMBB 2013-C15 WEST HIGHWAY 40, LLC, a Delaware limited liability company

By: U.S. Bank National Association, as Trustee for the benefit of the Registered Holders of JPMBB Commercial Mortgage Securities Trust 2013-C15, Commercial Mortgage Pass-Through Certificates, Series 2013-C15, as sole member

By: LNR Partners, LLC, a Florida limited liability company, as attorney-in-fact

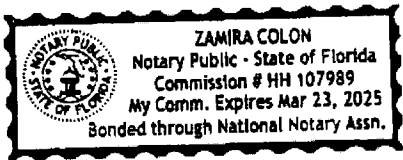
Signature: [Handwritten Signature]
Print Name: Rodolfo Rincon

Signature: [Handwritten Signature]
Print Name: Patricia Mosquera

By: [Handwritten Signature]
Name: Steven D. Ferreira
Title: Vice President

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19 day of January, 2022 by Steven D. Ferreira, as Vice President of LNR Partners, LLC, a Florida limited liability company, as attorney-in-fact for U.S. Bank National Association, as Trustee for the benefit of the Registered Holders of JPMBB Commercial Mortgage Securities Trust 2013-C15, Commercial Mortgage Pass-Through Certificates, Series 2013-C15, as sole member of **JPMBB 2013-C15 WEST HIGHWAY 40, LLC**, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.



[Handwritten Signature]
Notary Public Zamira Colon
Print Name: Zamira Colon
Serial No. (if any): _____

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Lot 2 of Vernal Valley Lodging Subdivision, located in the Southeast Quarter of the Southwest Quarter of Section 22, Township 4 South, Range 21 East, Salt Lake Meridian.

Parcel 2:

Grant of Easement and Agreement dated February 5, 2010, created by and between Uintah Plaza, LLC, a Utah limited liability company, and Vernal Valley Lodging & Associates, LLC, a Utah limited liability company, its successors and/or assigns, recorded May 10, 2010 as Entry No. 2010004196 in Book 1190 at Page 625-634, records of Uintah County, Utah

Parcel 3:

Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, recorded November 19, 2011 as Entry No. 2011008294 in Book 1255 at Page 211-224, records of Uintah County, Utah.