

RECORDED AT THE REQUEST OF:



W3315579

BLV Property Owner LLC
Attn: Andrew Peterson
1240 East 2100 South, Suite 300
Salt Lake City, Utah 84106

E# 3315579 PG 1 OF 5
Leann H. Kilts, WEBER COUNTY RECORDER
23-Feb-24 0433 PM FEE \$40.00 DEP SLW
REC FOR: RAY QUINNEY & NEBEKER, P.C.
ELECTRONICALLY RECORDED

Space above for County Recorder's use

APN: 11-019-0001; 17-071-0045; 17-064-0002; 17-064-0017; 17-064-0055;
17-071-0003; 17-071-0001; 17-071-0054; and 17-071-0055

QUIT CLAIM DEED

SDP REIT, LLC, a Delaware limited liability company ("**SDP REIT**"), and SDP FINANCIAL 2020, LP, a Delaware limited partnership ("**SDP 2020**," and together with SDP REIT, "**Grantor**"), hereby QUIT CLAIM to BLV PROPERTY OWNER LLC, a Utah limited liability company ("**Grantee**"), with an address of 1240 East 2100 South, Suite 300, Salt Lake City, Utah 84106, for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of Grantor's right, title and interest in and to the following described tract of land in Weber County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

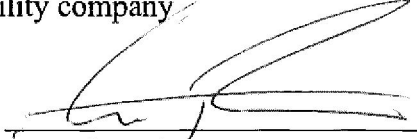
TOGETHER WITH: all right, title and interest in and to all easements, rights, privileges and appurtenances applicable to such real property, and all streets, alleys and other public ways adjacent thereto, and all improvements situated thereon, and any and all fixtures, furnishings, equipment, and other personal property located thereon.

SUBJECT TO: (a) General taxes for the year 2023 and thereafter; and (b) a certain *Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing*, dated September 20, 2021, given by Borrower, as the Trustor thereunder, for the benefit of Lender, as the Beneficiary thereunder, recorded on September 20, 2021, as Entry No. 3184979, in the Official Records of Weber County, Utah, as amended by that certain *First Amendment to Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing, dated August, dated August 1, 2022*, given by Borrower, as the Trustor thereunder, for the benefit of Lender, as the Beneficiary thereunder, recorded on May 3, 2023, as Entry No. 3282167, in the Official Records of Weber County, Utah.

IN WITNESS WHEREOF, GRANTOR has executed this Quit Claim Deed on the dates set forth below.


GRANTOR:

SDP REIT, LLC, a Delaware limited liability company

By: 
Name: Andrew Peterson
Title: Authorized Signatory

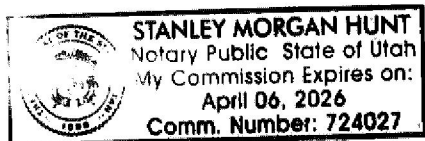
SDP FINANCIAL 2020, LP, a Delaware limited partnership

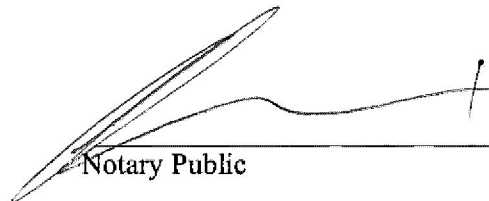
By: Sundance Bay Debt Partners GP, LLC, a Delaware limited liability company, its General Partner

By: 
Name: Andrew Peterson
Title: Authorized Signatory

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

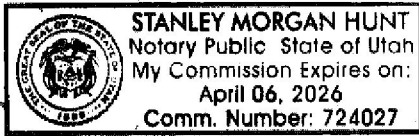
The foregoing instrument was acknowledged before me this 23rd day of February, 2024 by Andrew Peterson, the Authorized Signatory of SDP REIT, LLC, a Delaware limited liability company, and said instrument was signed on behalf of said limited liability company, which executed the same.




Notary Public *Stanley Morgan Hunt*

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

The foregoing instrument was acknowledged before me this 23rd day of February, 2024 by Andrew Peterson, the Authorized Signatory of SUNDANCE BAY DEBT PARTNERS GP, LLC, a Delaware limited liability company, the General Partner of SDP FINANCIAL 2020, LP, a Delaware limited partnership, and said instrument was signed on behalf of said limited liability company, which executed the same.



[Handwritten Signature]
Notary Public *Stanley Morgan Hunt*

1663973

EXHIBIT A**Legal Description of the Real Property**

A portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32 Township 7 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence $S0^{\circ}56'12''W$ along the Section Line (also being the west line of the ***Ben Lomond Estates No. 1*** subdivision) 1167.76 feet; thence $N88^{\circ}51'55''W$ 9.33 feet; thence $S0^{\circ}31'47''W$ along the westerly line of ***Lacey Lane Subdivision*** and the westerly line of ***Hunting Creek Subdivision No. 3*** subdivision 685.73 feet to the north line of the ***Hunting Creek Subdivision No. 1*** subdivision; thence $N89^{\circ}36'23''W$ along said north line 835.92 feet to the easterly Right-of-Way line of U.S. State Highway 89; thence $N26^{\circ}27'05''W$ along said easterly Right-of-Way line 2688.97 feet to the southerly extension of an existing fence line; thence along said fence line the following three (3) courses: $N4^{\circ}42'00''W$ 158.01 feet; thence $S89^{\circ}57'00''E$ 11.61 feet; thence $N7^{\circ}40'58''W$ 77.15 feet to the southeast corner of that real property described in Deed Entry No. 2263169 in the official records of the Weber County Recorder; thence $S80^{\circ}14'36''E$ along the south line of that real property described in Deeds Entry No. 2263169, 2377000 and 2252595 in the official records of the Weber County Recorder, 102.38 feet to an existing fence line; thence along said fence line and the southerly lines of that real property described in Deeds Entry No. 2252595, 2742724 and 2740693 in the official records of the Weber County Recorder, the following seven (7) courses: $S62^{\circ}04'18''E$ 30.02 feet; thence $S72^{\circ}22'48''E$ 29.29 feet; thence $S77^{\circ}20'03''E$ 19.46 feet; thence $S75^{\circ}01'46''E$ 19.83 feet; thence $S72^{\circ}22'08''E$ 89.10 feet; thence $S68^{\circ}32'53''E$ 27.99 feet; thence $S64^{\circ}28'59''E$ 123.06 feet to a fence corner also being described on that (lot line adjustment) Record of Survey No. 3036 on file in the office of the Weber County Surveyor; thence $N36^{\circ}25'57''E$ along said Record of Survey and fence line 73.59 feet to a point being 0.5' southerly from an existing fence line; thence following in part along an existing fence line the following two (2) courses: $S65^{\circ}00'00''E$ 331.08 feet; thence $N62^{\circ}00'00''E$ 714.46 feet to the westerly line of the ***Golfcrest Village Townhomes Subdivision Phase 1***; thence along the westerly and southerly lines of the ***Golfcrest Village Townhomes Subdivision Phases 1 and 2***, the following nine (9) courses: $S1^{\circ}28'12''W$ 104.18 feet; thence $S28^{\circ}41'01''E$ 46.93 feet; thence $S52^{\circ}56'13''E$ 45.11 feet; thence $S61^{\circ}19'40''E$ 219.60 feet; thence $S62^{\circ}57'04''E$ 332.58 feet; thence $N54^{\circ}21'20''E$ 10.08 feet; thence $S62^{\circ}43'49''E$ 400.94 feet; thence $S61^{\circ}04'10''E$ 88.75 feet; thence $S64^{\circ}19'53''E$ 90.70 feet to the southwest corner of the ***Golf View Estates Subdivision Phase 2 P.R.U.D.***; thence along said Subdivision the following five (5) courses: $S65^{\circ}26'08''E$ 142.10 feet; thence $N60^{\circ}14'23''E$ 437.69 feet; thence $N43^{\circ}18'38''E$ 287.98 feet; thence $N28^{\circ}55'16''E$ 188.14 feet; thence $N6^{\circ}51'52''E$ 229.25 feet more or less to the south line of 2000 North Street; thence $S88^{\circ}46'25''E$ along said south line 1387.99 feet to the west line of ***Roylance Farms Subdivision Phase 3***; thence $S0^{\circ}14'56''W$ along said subdivision 739.21 feet to a found rebar and cap (Utah Land Survey) marking the northeast corner of ***Roylance Farms P.R.U.D Phase 2*** subdivision; thence along said subdivision (being between 0.1'-1.0' south of an existing chain link fence) the following three (3) courses: $S82^{\circ}48'32''W$ 722.57 feet; thence $S64^{\circ}48'32''W$ 290.40 feet; thence $N89^{\circ}52'59''W$ 1608.66 feet (the previous call also running in part along the north boundary line of ***Ben Lomond Estates No. 1*** subdivision) to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 463.31 FEET AND EAST 1375.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6, BASIS OF BEARINGS BEING NORTH 00D46'49" EAST BETWEEN SAID CORNER AND THE CENTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, THENCE NORTH 79°11'00" EAST 60.00 FEET; THENCE SOUTH 10°49'00" EAST 100.00 FEET; THENCE SOUTH 79°11'00" WEST 60.00 FEET; THENCE NORTH 10°40'00" WEST 100 FEET TO THE POINT OF BEGINNING.

The Land described herein (and excluding the property immediately described above) is also known by the following street addresses:

1800 N Highway 89 & 121 East 2000 North & 101 East 2000 North, Harrisville, UT 84414, comprising the following:

APN: 11-019-0001
APN: 17-071-0045
APN: 17-064-0002
APN: 17-064-0017
APN: 17-064-0055
APN: 17-071-0003
APN: 17-071-0001
APN: 17-071-0054
APN: 17-071-0055