

12448346  
1/4/2017 4:15:00 PM \$15.00  
Book - 10517 Pg - 9192-9194  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE LAYTON  
BY: eCASH, DEPUTY - EF 3 P.

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Read R. Hellewell  
Kirton McConkie  
50 East South Temple, Suite 400  
Salt Lake City, UT 84111

Tax Parcel No. 14-29-127-041

### SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other valuable considerations, **S & S WAREHOUSE, LLC**, a Utah limited liability company ("**Grantor**"), hereby conveys to **OQUIRRH HILLS APARTMENTS, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 748 West Heritage Park Blvd, Suite 203, Layton, UT 84041, an undivided 20.333% interest as a tenant-in-common in the following described real property situated in Salt Lake County, Utah, together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**").

Together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO all matters of record, including, but not limited to that certain Deed of Trust dated December 26, 2014, in the original principal amount of \$17,735,000, executed by Oquirrh Hills Apartments, LLC, as Trustor, in favor of Bank of Utah, as Trustee and Beneficiary, recorded December 31, 2014, as Entry No. 11970406, in Book 10286, at Page 2965, and that certain Assignment of Rents, Issues, Profits recorded December 31, 2014, as Entry No. 11970407, in Book 10286 at Page 2976, of Official Records of the Salt Lake County Recorder.

Grantor warrants the title to the Property against all who claim by, through or under the Grantor.

*[Signatures and notaries on following pages]*

4849-0053-5871

Ent 12448346 BK 10517 PG 9192

SIGNATURE PAGE  
TO  
SPECIAL WARRANTY DEED

Dated this 3<sup>rd</sup> day of January 2017.

GRANTOR:

S & S WAREHOUSE, LLC,  
a Utah limited liability company

By: Jonathan G. Sanchez  
Jonathan G. Sanchez  
Its: Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 California

County of Santa Clara

On 1/3/17 before me, STEVE CHASE, Notary Public  
(here insert name and title of the officer)

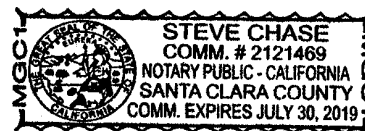
personally appeared Jonathan G. Sanchez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Steve Chase

(Seal)



**EXHIBIT A**  
(to Special Warranty Deed)

Legal Description

Real property located in Salt Lake County, State of Utah, and more particularly described as follows:

All of Lot 1, FLANGAS CROSSING P.U.D. SUBDIVISION, according to the Official Plat thereof, recorded in the Office of the County Recorder of SALT LAKE County, State of Utah.

LESS AND EXCEPT THAT PORTION CONVEYED TO SALT LAKE COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH BY WARRANTY DEED RECORDED November 19, 2014 AS ENTRY NO. 11948419 IN BOOK 10275 AT PAGE 8500 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL ALSO BEING IN LOT 1, 2 AND 3 OF FLANGAS CROSSING P.U.D. SUBDIVISION RECORDED IN BOOK 2013P AT PAGE 120 OF SALT LAKE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS MARKED BY A SALT LAKE COUNTY SURVEY BRASS CAP (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°11'35" EAST, ALONG THE EAST LINE OF NORTHWEST QUARTER OF SECTION 29, FROM THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE CENTER OF SECTION 29, TO THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN); THENCE SOUTH 0°11'35" WEST 781.09 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, AND NORTH 89°48'25" WEST 53.00 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF SAID FLANGAS SUBDIVISION, SAID POINT IS ALSO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 0°11'35" WEST 73.92 FEET ALONG THE EAST LINES OF LOTS 3 AND 1 AND 2 OF SAID FLANGAS SUBDIVISION TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 9.50 FEET, THE CENTER OF THE CURVE BEARS SOUTH 71°31'28" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.83 FEET, SAID ARC SUBTENDED BY A CHORD BEARING NORTH 54°09'36" WEST A DISTANCE OF 11.08 FEET; THENCE NORTH 0°11'35" EAST 61.00 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID FLANGAS SUBDIVISION AT A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 9.50 FEET, THE CENTER OF THE CURVE BEARS NORTH 0°13'49" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.83 FEET, SAID ARC SUBTENDED BY A CHORD BEARING NORTH 54°32'45" EAST, A DISTANCE OF 11.08 FEET TO A POINT OF BEGINNING.

WHEN RECORDED, RETURN TO:  
GRANTEE'S ADDRESS:

Oquirrh Hills Apartments, LLC  
748 W. Heritage Park Blvd., Ste 203  
Layton, Utah 84041

13352389  
8/6/2020 10:44:00 AM \$40.00  
Book - 10993 Pg - 8844-8846  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
NATIONAL TITLE AGCY OF UT INC  
BY: eCASH, DEPUTY - EF 3 P.

[PARCEL ID #14-29-127-046-0000]

### ***QUIT-CLAIM DEED***

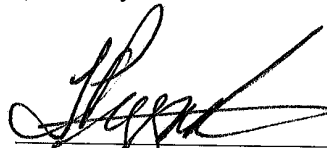
**OQUIRRH HILLS PROPERTY, LLC, a Nevada limited liability company (formerly a Utah limited liability company), GRANTOR, hereby QUIT CLAIMS to OQUIRRH HILLS APARTMENTS, LLC, a Utah limited liability company, GRANTEE, of the City of Layton, County of Davis, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah,**

See Exhibit "A" attached hereto and as referenced made a part hereof

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2020, and thereafter.

IN WITNESS WHEREOF the Grantor has caused its hand to be hereunto affixed, this 3<sup>rd</sup> day of AUGUST A.D., 2020.

OQUIRRH HILLS PROPERTY, LLC,  
A NEVADA LIMITED LIABILITY COMPANY  
(formerly a Utah limited liability company)



BY: Thomas C. Praggastis  
ITS: Manager

See attached Signature Page and Notary Acknowledgement

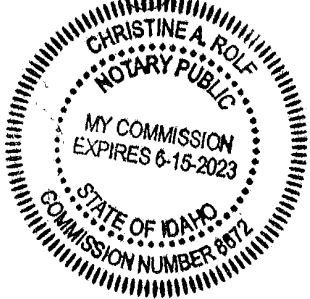
Signature Page and Notary Acknowledgement  
To Quit Claim Deed

STATE OF IDAHO }  
County of BLAINE }  
SS.

On the 3<sup>rd</sup> day of AUGUST, A.D. 2020, personally appeared before me Thomas C. Praggastis, who being by me duly sworn, did say, that he is the Manager of Oquirrh Hills Property, LLC, a Nevada limited liability company (formerly a Utah limited liability company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said Thomas C. Praggastis acknowledged to me that said Limited Liability Company executed the same.

*Christine A. Rolf*  
NOTARY PUBLIC

Residing at: Bellevue, Idaho  
My Commission Expires: 6-15-2023



**This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.**

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 6, FLANGAS CROSSING P.U.D. SUBDIVISION, according to the Official Plat thereof on file and of record in the Office of the Salt Lake County Recorder.

LESS AND EXCEPT THE FOLLOWING:

Beginning at the Northwest corner of Lot 6, FLANGAS CROSSING P.U.D. SUBDIVISION, said point being on the Southerly right-of-way line of a State Highway with a half width of 33 feet, said point also being North 89°30'05" West 412.93 feet and North 00°11'35" East 33.73 feet from the North quarter corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 88°50'33" East 185.48 feet along the Southerly right-of-way line of said State Highway to the Northeast corner of said Lot 6; thence along the East boundary of said Lot 6 the following five (5) courses: 1) South 00°22'47" West 100.51 feet; 2) Southeasterly 110.47 feet along the arc of a 600.00 foot radius curve to the right (center bears South 39°39'40" West and the chord bears South 45°03'52" East 110.31 feet with a central angle of 10°32'57"); 3) South 00°23'10" West 33.60 feet; 4) South 89°36'30" East 96.59 feet to the Westerly right-of-way line of 8400 West Street with a half width of 53 feet; 5) South 00°11'35" West 24.96 feet along the Westerly right-of-way line of said 8400 West Street; thence North 89°36'30" West 359.78 feet to the West line of said Lot 6; thence Northerly along the West line of said Lot 6 North 00°09'20" East 231.45 feet to the point of beginning.

The above described Parcel is a portion of Lot 6.

WHEN RECORDED, RETURN TO:  
Grantee's Address:

Oquirrh Hills Apartments, LLC  
748 W. Heritage Park Blvd., Ste 203  
Layton, Utah 84041

12998910  
5/30/2019 3:17:00 PM \$40.00  
Book - 10786 Pg - 5206-5208  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
NATIONAL TITLE AGCY OF UT INC  
BY: eCASH, DEPUTY - EF 3 P.

NTA 19-3275A3

[PARCEL ID # A Portion of 14-29-127-034-0000]

***QUIT-CLAIM DEED***

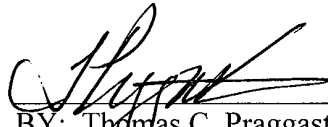
**OQUIRRH HILLS PROPERTY, LLC, a Nevada limited liability company (formerly a Utah limited liability company), GRANTOR, hereby QUIT CLAIMS to OQUIRRH HILLS APARTMENTS, LLC, a Utah limited liability company, GRANTEE, of the City of Layton, County of Davis, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah,**

See Exhibit "A" attached hereto and as referenced made a part hereof

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2019, and thereafter.

IN WITNESS WHEREOF the Grantor has caused its hand to be hereunto affixed, this 24 day of May, A.D., 2019.

OQUIRRH HILLS PROPERTY, LLC,  
A NEVADA LIMITED LIABILITY COMPANY  
(formerly a Utah limited liability company)

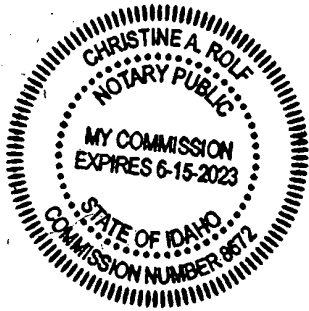
  
BY: Thomas C. Praggastis  
ITS: Manager

See attached Signature Page and Notary Acknowledgement

Signature Page and Notary Acknowledgement  
To Quit Claim Deed

STATE OF IDAHO            }  
  ss.  
County of Blaine            }

On the 24 day of May, A.D. 2019, personally appeared before me Thomas C. Praggastis, who being by me duly sworn, did say, that he is the Manager of OQUIRRH HILLS PROPERTY, LLC, a Nevada limited liability company (formerly a Utah limited liability company) and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said Thomas C. Praggastis acknowledged to me that said Limited Liability Company executed the same.



*Christine A. Raef*  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Hailey, Idaho  
Commission Expires: 6.15.2023



EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 7, FLANGAS CROSSING P.U.D. SUBDIVISION, according to the Official Plat thereof on file and of record in the Office of the Salt Lake County Recorder.

LESS AND EXCEPTING THE FOLLOWING:

Land located in Salt Lake County, State of Utah, more particularly described as follows: A parcel of land being part of Lot 7 of the FLANGAS CROSSING P.U.D. SUBDIVISION platted and recorded as Entry No. 11671372 in Book 2013P at Page 120 in the Office of the Salt Lake County Recorder said P.U.D. is located in the Northwest quarter of Section 29, Township 1 South, Range 2 West of the Salt Lake Base and Meridian. Said parcel of land is described as follows: Beginning at the Northwesterly corner of said Lot 7; thence North  $88^{\circ}50'33''$  East 171.62 feet along the Northerly lot line to the Northeasterly corner of said Lot 7; thence South  $00^{\circ}09'20''$  West 230.18 feet along the Easterly lot line of said Lot 7; thence North  $89^{\circ}36'30''$  West 171.72 feet to the Westerly lot line of said Lot 7; thence North  $00^{\circ}11'35''$  East 225.54 feet along said Westerly lot line to the point of beginning. Basis of Bearing is North  $00^{\circ}11'35''$  East between the center of section monument and the North quarter corner monument of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian.