

Mail Recorded Deed and Tax Notice To:
Gardner Batt Holdings, LLC, a Utah limited liability company
423 West Broadway, Suite 230
Salt Lake City, UT 84101

13572435
2/19/2021 1:58:00 PM \$40.00
Book - 11121 Pg - 6416-6419
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



File No.: 130256-CAY

SPECIAL WARRANTY DEED

Gardner Batt Holdings, LLC, a Utah limited liability company.

GRANTOR(S) of North Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

North Temple LIHTC, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

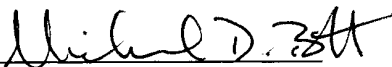
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-34-353-038 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 18 day of February, 2021.

Gardner Batt Holdings, LLC, a Utah limited liability company

By: 
Michael D. Batt, its Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 18 day of February, 2021, personally appeared before me Michael D. Batt, who being by me duly sworn did say that he is the Manager of Gardner Batt Holdings, LLC, a Utah limited liability company, and has signed, with authority, on behalf of the limited company.

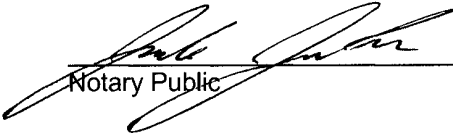

Notary Public



EXHIBIT A
Legal Description

BEGINNING NORTH 89°12'01" EAST 504.03 FEET, MORE OR LESS, AND NORTH 700.45 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°58'38" EAST 175 FEET; SOUTH 210 FEET; WEST 175 FEET; NORTH 210 FEET TO THE BEGINNING.

LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO UTAH TRANSIT AUTHORITY BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 4, 2010 AS ENTRY NO. 10892412 IN BOOK 9801 AT PAGE 9352 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, INCIDENT TO THE CONSTRUCTION OF THE "AIRPORT LIGHT RAIL TRANSIT PROJECT"; A UTAH TRANSIT AUTHORITY PROJECT, KNOWN AS "ALRT", AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT AND THE SOUTHERLY RIGHT OF WAY LINE OF NORTH TEMPLE STREET, WHICH POINT IS 34.69 FEET SOUTH 00°04'57" WEST AND 504.03 FEET NORTH 89°12'01" EAST AND 700.61 FEET NORTH (RECORD 700.45 FEET NORTH) FROM THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°58'38" EAST 160.97 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 87°09'19" WEST 161.17 FEET TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 7.93 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

Mail Recorded Deed and Tax Notice To:
North Temple LIHTC, LLC
423 West 300 South Suite 230
Salt Lake City, UT 84101

13648898
4/30/2021 10:13:00 AM \$40.00
Book - 11166 Pg - 4902-4907
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.



COTTONWOOD
TITLE

File No.: 141908-CAY

WARRANTY DEED

North Temple LIHTC, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

North Temple LIHTC, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-34-353-054, 08-34-353-032 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

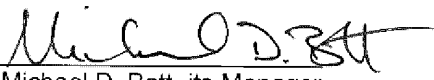
THE PURPOSE OF THIS DEED IS TO CONSOLIDATE TWO (2) PARCELS INTO A SINGLE CONSOLIDATED LEGAL DESCRIPTION AND PARCEL PURSUANT TO THAT CERTAIN NOTICE OF PARCEL AND SUBDIVISION LOT CONSOLIDATION RECORDED APRIL 28, 2021 AS ENTRY NO. 13645990.

Dated this ~~23~~ ²⁵ day of ~~March~~ ^{April}, 2021.

NORTH TEMPLE LIHTC, LLC,
a Utah limited liability company

By: GBC Housing I, LLC, a Utah limited
liability company, its Manager

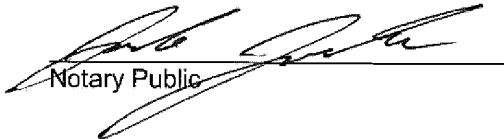
By: Gardner Batt, LLC, a Utah limited
company, its Manager

By: 
Michael D. Batt, its Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 23 day of April, 2021, personally appeared before me Michael D. Batt, who being by me duly sworn did say that he is the Manager of Gardner Batt, LLC, a Utah limited company, Manager of GBC Housing I, LLC, a Utah limited liability company, Manager of NORTH TEMPLE LIHTC, LLC, a Utah limited liability company, and has signed, with authority, on behalf of the limited company.


Notary Public

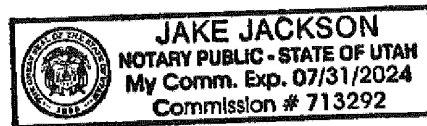


EXHIBIT A
Legal Description Before Consolidation

PARCEL 1:

Lot 1, 1925 WEST NORTH TEMPLE SUBDIVISION, according to the official plat thereof recorded June 26, 2020 as Entry No. 13310777 in Book 2020P at Page 157.

PARCEL 2:

Beginning at a point North 89°58'38" East 501.33 feet and South 00°04'57" West (South in some instruments of record) 66.60 feet and South 00°11'08" West (South in some instruments of record) 210.00 feet and South 89°58'38" West 0.20 feet and South 00°03'01" West (South 00°14'09" West in some instruments of record) along an existing fence line 121.51 feet from a Salt Lake City Survey monument, said Salt Lake City monument being North 739.33 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said section corner being an unmarked County Survey monument located at the South right-of-way line of the Salt Lake Garfield and Western Railroad, said survey monument also being South 89°58'38" West 2577.29 feet from a Salt Lake City survey monument located at the intersection of North Temple Street and Redwood Road, and said point of beginning also being on the South line of property conveyed to STEVSIM, INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548 in Book 7835 at Page 2538 of the official records of the Salt Lake County Recorder and running South 00°03'01" West along an existing fence line 158.58 feet; thence South 89°58'38" West 156.17 feet; thence North 00°11'08" West 115.96 feet; thence North 19°39'22" West 14.99 feet; thence North 00°11'08" West 28.50 feet, more or less, to the South line of the said STEVSIM, INC. property; thence North 89°58'38" East along said South line 161.82 feet, more or less, to the point of beginning.

PARCEL 2A:

The non-exclusive easements, for vehicular and pedestrian access, ingress, and egress, as set forth and defined in that certain Easement and Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547 in Book 7835 at Page 2526 in the official records of the Salt Lake County Recorder.

LESS AND EXCEPTING THEREFROM the portions conveyed to the Utah Transit Authority, a public transit district organized and existing pursuant to Utah Law, in that certain Warranty Deed recorded May 17, 2010 as Entry No. 10953630 in Book 9826 at Page 1210 of the official records of the Salt Lake County Recorder, and in that certain Warranty Deed recorded May 17, 2010 as Entry No. 10953632 in Book 9826 at Page 1214 of the official records of the Salt Lake County Recorder.

PARCEL 2B:

The non-exclusive easement, for ingress and egress, as set forth and defined in that certain Declaration and Grant of Easements recorded April 21, 2000 as Entry No. 7622377 in Book 8356 at Page 6011 in the official records of the Salt Lake County Recorder.

Tax Id No.: 08-34-353-032

EXHIBIT B
Legal Description After Consolidation

Comprised of two (2) parcels identified by Salt Lake County Tax ID Numbers 08-34-353-054, and 08-34-353-032

PROPERTY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way of North Temple Street, said point being North 89°58'38" East 322.84 feet and South 00°01'22" East 74.41 feet from the Street Monument at 2050 West Street and North Temple Street, said monument being North 0°00'38" West 739.45 feet from the Southwest Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 89°57'15" East 91.05 feet along the South line of North Temple Street;
thence South 45°42'14" East 23.78 feet along the South line of North Temple Street;
thence East 44.14 feet along the South line of North Temple Street;
thence North 50°03'30" East 25.11 feet along the South line of North Temple Street;
thence North 87°09'19" East 7.22 feet along the South line of North Temple Street;
thence South 202.06 feet;
thence North 89°58'38" East 175.00 feet;
thence North 0°11'08" West 210.00 feet;
thence North 89°58'38" East 301.21 feet along the South line of North Temple Street;
thence South 0°00'43" East 672.30 feet;
thence North 89°56'42" East 307.01 feet to the West line of Orange Street;
thence South 0°03'08" East 278.65 feet along the West line of said Orange Street;
thence North 89°54'47" West 43.67 feet;
thence South 45°05'13" West 28.85 feet;
thence North 89°54'47" West 617.52 feet;
thence North 14°26'08" West 4.99 feet;
thence South 89°21'06" West 42.59 feet;
thence North 14°23'36" West 199.10 feet;
thence North 76°12'53" East 10.13 feet;
thence North 14°31'54" West 19.69 feet;
thence South 77°19'44" West 10.22 feet;
thence North 14°19'29" West 49.07 feet;
thence South 89°56'42" West 136.10 feet;
thence North 0°03'18" West 33.27 feet;
thence South 89°56'42" West 26.17 feet;
thence North 0°11'08" West 298.49 feet;
thence North 19°39'22" West 15.00 feet;
thence North 0°11'08" West 352.24 feet to the point of beginning.

Contains 628,804 square feet. 14.435 acres.