

Mail Recorded Deed and Tax Notice To:  
JF Union Partners, LLC, a Utah limited liability company  
1148 W Legacy Crossing Blvd, Ste 400  
Centerville, UT 84014

13064501  
8/30/2019 3:54:00 PM \$40.00  
Book - 10824 Pg - 2664-2666  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 112421-CAF

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## SPECIAL WARRANTY DEED

Moda Union, LLC, a Utah Limited Liability Company

**GRANTOR(S)** of Midvale, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

JF Union Partners, LLC, a Utah limited liability company

**GRANTEE(S)** of Centerville, 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.:** 21-25-251-033 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

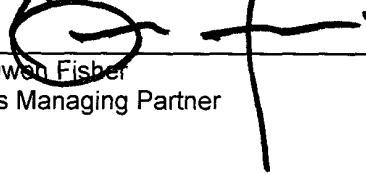
**SUBJECT TO:** Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances

<sup>27<sup>th</sup></sup>  
Dated this ~~28<sup>th</sup>~~ day of August, 2019

Moda Union, LLC, a Utah Limited Liability Company

BY: JF Capital, LLC, a Utah limited liability company, its Member and Manager

BY: J. Fisher Companies, LLC, a Utah limited liability company, its Manager

BY:   
Owen Fisher  
Its Managing Partner

STATE OF UTAH  
COUNTY OF DAVIS

On the 27<sup>th</sup> day of August, 2019, personally appeared before me Owen Fisher, who acknowledged himself to be the Managing Partner of J. Fisher Companies, LLC, a Utah limited liability company, which is Manager of JF Capital, LLC, a Utah limited liability company, the Member/Manager of Moda Union, LLC, a Utah Limited Liability Company, and that they, as such Managing Partner of Manager of Member/Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Beginning at a point which is South 1517.71 feet and East 27.86 feet from the North quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; said North quarter corner being North 00°18'38" East along the basis of bearing, 2640.92 feet and South 89°41'48" East, 2617.36 feet from the West quarter corner of said Section 25; and running thence East 188.00 feet to the West line of Cottonwood Street; thence along said West line of Cottonwood Street the following two (2) courses: South 00°20'00" West 192.51 feet; thence South 00°48'59" West, 237.69 feet; thence South 46°27'59" West 39.04 feet; thence North 89°43'00" West 337.16 feet, more or less to the Easterly boundary of UDOT Parcel; thence North 262.89 feet along the Easterly deed line of the UDOT and G6 Hospitality Property LLC (Entry No. 11465272 in Book 10053 at Page 3535) and along an existing fence line to a point on the deed line of the LQ Properties LLC (Entry No. 9664413 in Book 9267 at Page 6701); thence along said LQ Properties deed line the following four (4) courses: East 194.96 feet; thence North 50.00 feet; thence West 13.00 feet; thence North 142.51 feet to the point of beginning.

PARCEL 1A:

An easement for a storm drainage line as described in that certain Easement Agreement, dated October 6, 1993 and recorded October 29, 1993 as Entry No. 5642379 in Book 6788 at Page 1714.