13210697 3/5/2020 3:54:00 PM \$40.00 Book - 10906 Pg - 2154-2157 RASHELLE HOBBS Recorder, Salt Lake County, UT COTTONWOOD TITLE

BY: eCASH, DEPUTY - EF 4 P.

### When Recorded Mail to:

Hunton Andrews Kurth LLP 600 Travis Street, Suite 4200 Houston, Texas 77002 Attn: Michael A. Boyd

# Mail Tax Notice to:

650 Main Building, LLC c/o Patrinely Group, LLC 1980 Post Oak Boulevard, Suite 1600 Houston, Texas 77056 Attn: C. Dean Patrinely 114272 - 577 SPEC

SPECIAL WARRANTY DEED

STATE OF UTAH § KNOW ALL MEN BY THESE PRESENTS: COUNTY OF SALT LAKE §

SINCLAIR REAL ESTATE COMPANY, a Wyoming corporation, ("Grantor"), hereby CONVEYS AND WARRANTS to 650 MAIN BUILDING, LLC, a Texas limited liability company ("Grantee"), against all claiming by, through or under Grantor, all for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the land described on Exhibit A attached hereto, together with all improvements and all other rights appurtenant thereto, subject to all matters described on Exhibit B attached hereto.

[Remainder of page intentionally left blank.]

WITNESS the hand of said Grantor effective as of the $5/r_1$ day of $10/c_1$ .	on the date set forth in the acknowledgment below to be very 2020.
	By: DAVID P. HIRASAWA Title: VICE PRESIDENT
STATE OF UTAH §  \$ COUNTY OF SALT LAKE §	
	Morch, 2020, personally appeared before me who, being duly sworn, did say that he is the SINCLAIR REAL ESTATE COMPANY, a Wyoming acknowledged to me that said
SUSANNE MAITZEN Notary Public State of Utah My Commission Expires on: September 23, 2023 Comm. Number: 708041	NOTARY PUBLIC  My commission expires: $9-23-2023$

### EXHIBIT "A"

# **Description of Property**

The North 165 feet of Lot 1, the North 85.5 feet of Lot 2, and All of Lots 7 and 8, Block 22, Plat A, Salt Lake City Survey.

Also known as:

A parcel of land located in Block 22, Plat A, Salt Lake City Survey, more particularly described as follows:

The North 165 feet of Lot 1, the North 85.5 feet of Lot 2, and All of Lots 7 and 8, Block 22, Plat A, Salt Lake City Survey, more particularly described as follows:

Beginning at a point on the west right-of-way line of Main Street, said point being South 00°03'32" East 65.58 feet and South 89°56'28" West 30.22 feet from the offset monument located at the intersection of Main Street and 600 South Street, said point also being the Northeast corner of Lot 8, Block 22, Plat A, Salt Lake City Survey and running;

Thence South 0°02'29" East 495.12 feet along said west right-of-way line;

Thence South 89°56'54" West 165.10 feet to the west line of Lot 1, Block 22, Plat A, Salt Lake City Survey;

Thence North 0°02'09" West 79.50 feet along said west line of Lot 1, Block 22, Plat A, Salt Lake City Survey;

Thence South 89°56'54" West 165.09 feet to the west line of Lot 2, Block 22, Plat A, Salt Lake City Survey;

Thence North 0°01'50" West 415.61 feet along said west line, and the west line of Lot 7, Block 22, Plat A, Salt Lake City Survey, to south right-of-way line of 600 South Street;

Thence North 89°56'45" East 330.11 feet along said south right-of-way line to the point of beginning.

Parcel contains 150,339 Sq. Ft. or 3.451 Acres.

## **EXHIBIT "B"**

## **List of Permitted Encumbrances**

- 1. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 15-01-479-023.
- 2. Notice of Adoption of Redevelopment Plan Entitled "West Temple Gateway Neighborhood Development Plan (as Amended)", recorded February 4, 1988 as Entry No. 4582217 in Book 6001 at Page 1798.
- 3. Salt Lake City Ordinance No. 70 of 2005 Adopting the Central Community Master Plan, recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101.
- 4. Declaration of Easements, Covenants, Conditions and Restrictions by and between the Redevelopment Agency of Salt Lake City, a public agency and Sinclair Oil Corporation, a Wyoming corporation, dated April 15, 1991 and recorded April 23, 1991 as Entry No. 5055291 in Book 6308 at Page 1429.

Assignment and Assumption of Developer's Rights Under Declaration of Easements, Covenants, Conditions and Restrictions in favor of Sinclair Real Estate Company, a Wyoming corporation, dated May 21, 2019 and recorded May 30, 2019 as Entry No. 12998997 in Book 10786 at Page 5666.

First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions recorded August 8, 2019 as Entry No. 13047341 in Book 10813 at Page 7209.

- 5. Updated Notice of Subdivision Approval recorded November 22, 2019 as Entry No. 13131395 in Book 10863 at Page 9236.
- 6. Reciprocal Access Easement Agreement by Sinclair Real Estate Company, a Wyoming corporation dated November 19, 2019 and recorded November 22, 2019 as Entry No. 13131396 in Book 10863 at Page 9239.
- 7. Declaration of Restrictions dated March 54, 2020, recorded March 54, 2020 as Entry No. /32/0634n Book/19/0at Page /173