

When Recorded, Mail To: :
EMI, INC. :
2105 S. Bascom Avenue, Suite 230 :
Campbell, CA 95008 :

GRANTEE'S ADDRESS: :
2105 S. Bascom Avenue, Suite 230 :
Campbell, CA 95008 :
5226008496 :

13314668
6/30/2020 3:07:00 PM \$40.00
Book - 10971 Pg - 899-903
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 5 P.

Space above for County Recorder's Use
PARCEL I.D. NO. 16-19-103-025

SPECIAL WARRANTY DEED

LIBERTY CROSSING ASSOCIATES, LLC, a Utah limited liability company, of 6440 S. Wasatch Blvd., Suite 100, Salt Lake City, Utah 84121, GRANTOR, hereby conveys and warrants against all claiming by, through or under it, to **1050 SOUTH 12TH STREET LLC**, a California limited liability company, an undivided ninety-four and ninety-three hundredths percent (94.93%) tenant in common interest, and to **EC LC, LLC**, a California limited liability company, an undivided five and seven hundredths percent (5.07%) tenant in common interest, collectively GRANTEE, of 2105 S. Bascom Avenue, Suite 230, Campbell, CA 95008, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real estate located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" attached hereto and incorporated herein by reference;

subject only to those Permitted Exceptions set forth on EXHIBIT "B" attached hereto and incorporated herein by reference.

(signatures on following page)

DATED this 24 day of June, 2020.

LIBERTY CROSSING ASSOCIATES, LLC,
a Utah limited liability company

By its Manager, Cowboy Partners, L.C., a
Utah limited liability company

By: 
Mark R. Cornelius, Vice President

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 24 day of June, 2020, personally appeared before me Mark R. Cornelius, the Vice President of Cowboy Partners, L.C., a Utah limited liability company, the Manager of LIBERTY CROSSING ASSOCIATES, LLC, a Utah limited liability company, the signer of the foregoing instrument who duly acknowledged that he executed the same on behalf of said company.


NOTARY PUBLIC



EXHIBIT "A"

(Legal Description)

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

Parcel 1:

Lot 2, THE CROSSING AT SOUTH SALT LAKE SUBDIVISION, according to the official plat thereof, filed and recorded December 4, 2015 as Entry No. 12182735 in Book 2015P of Plats at Page 273 in the Office of the Recorder of the Salt Lake County, State of Utah.

(For informational purposes: known as Tax ID No. 16-19-103-025)

Parcel 1A:

Together with the cross access easement for vehicular and pedestrian access, ingress and egress over the Access A and the Cross Access Easement Area over Lot 3 of THE CROSSING AT SOUTH SALT LAKE SUBDIVISION, according to the official plat thereof, as set forth by that certain Declaration of Easements and Use Restriction recorded December 4, 2015 as Entry No. 12182736 in Book 10385 at Page 167 of Official Records.

EXHIBIT "B"

(Permitted Exceptions)

1. 2020 General Property Taxes are accruing and are not yet due, New Tax ID No.: 16-19-103-025.
2. Subject property is included within the boundaries of Tax District 14S and is subject to the charges and assessments thereof. For status of the account contact: City of South Salt Lake (801-483-6074).
3. The absence of water rights, or claims or title to water.
4. The absence of any rights to minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto. Grantor makes no representation as to the present ownership of any such interests.
5. Right of Way Plat of Main Street, and the matters set forth thereon, recorded January 24, 1940 as Entry No. 873407 in Book J at Page 8 of Official Records.
6. Right of Way and Easement, in favor of Mountain Fuel Supply Company, for gas transmission and distribution and incidental rights and purposes thereunder, recorded March 4, 1946 as Entry No. 1031180 in Book 461 at Page 72 of Official Records.
7. Pole Line Easement, in favor of Utah Power & Light Company, for electric transmission, distribution and telephone circuits and incidental rights and purposes thereunder, recorded October 4, 1961 as Entry No. 1803700 in Book 1848 at Page 408 of Official Records.
8. Notice of Adoption of Urban Renewal Project Plan entitled Market Station Urban Renewal Project Area Plan recorded April 8, 2008 as Entry No. 10395182 in Book 9592 at Page 2336, of the Official Records.

Notice of Adoption of Amendment to the Market Station Urban Renewal Project Area Plan recorded August 24, 2010 as Entry No. 11017248 in Book 9851 at Page 9479, of the Official Records.
9. Notice of the Utah Transit Authority's Intention to Develop the Sugarhouse Spur of the Union Pacific Right of Way, regarding the UTA Trax line along the South, and other lands, and the matters set forth therein, recorded May 15, 2012 as Entry No. 11391386 in Book 10017 at Page 5550 of Official Records.
10. All Non-Exclusive and Exclusive Easements and Rights-of-Way which affect the Common Area (if any), as well as all Easements, Restrictions, Notes, Setbacks, and Conditions as shown on the Recorded Plat of The Crossing at South Salt Lake Subdivision recorded December 4, 2015 as Entry No. 12182735 in Book 2015P of Plats at Page 273.

11. The terms, conditions, restrictions, reservations and limitations of that certain Declaration of Easements and Use Restriction:
Recorded: December 4, 2015
Entry No.: 12182736
Book: 10385
Page: 167, of the Official Records
12. Deed Restriction, by Liberty Crossing Associates, LLC, a Utah limited liability company, as Borrower, for the benefit of Utah Center for Neighborhood Stabilization, a Utah nonprofit corporation, as Lender, and the terms, covenants, conditions and matters set forth therein, recorded January 15, 2016 as Entry No. 12206364 in Book 10395 at Page 9496 of Official Records.

Amended and Restated Deed Restriction, by Liberty Crossing Associates, LLC, a Utah limited liability company, as Borrower, for the benefit of Utah Center for Neighborhood Stabilization, a Utah nonprofit corporation, as Lender, and the terms, covenants, conditions and matters set forth therein, recorded December 27, 2017 as Entry No. 12687049 in Book 10633 at Page 4810 of Official Records.

Second Amended and Restated Deed Restriction, by Liberty Crossing Associates, LLC, a Utah limited liability company, as Borrower, for the benefit of Utah Center for Neighborhood Stabilization, a Utah nonprofit corporation, as Lender, and the terms, covenants, conditions and matters set forth therein, recorded June 22, 2020, as Entry No. 13310239 in Book 109168 at Page 2371 of Official Records.
13. Notice of Conditional Recapture/Purchase Option, by City of South Salt Lake Redevelopment Agency and the terms, covenants, conditions and matters set forth therein, recorded January 15, 2016 as Entry No. 12206366 in Book 10395 at Page 9507 of Official Records.
14. Affidavit, by the City of South Salt Lake Department of Community Development, assigning new addresses for the land and other land, recorded December 16, 2016 as Entry No. 12435477 in Book 10511 at Page 6907 of Official Records.
15. Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, dba Dominion Energy Utah, its successors and assigns, for cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities and incidental rights and purposes thereunder, recorded September 19, 2018 as Entry No. 12851734 in Book 10713 at Page 9061 of Official Records.
16. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claim and/or claim liens thereunder.