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4/27/2016 3:14:00 PM \$18.00  
Book - 10425 Pg - 4215-4218  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO:

The Inland Real Estate Group, Inc.  
2901 Butterfield Road  
Oak Brook, Illinois 60523  
Attn: David Neboyskey

PIN 27-20-302-014, 27-19-430-023 and 27-19-430-024

78501.TF

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SJ MARKETPLACE, LLC, a Delaware limited liability company, as Grantor, grants, conveys and warrants, but **only** against Grantor's own actions and those claiming by, through or under Grantor, and no other actions (or inactions) of any other party whatsoever, to IREIT SOUTH JORDAN OQUIRRH MOUNTAIN, L.L.C., a Delaware limited liability company, as Grantee, the real property located in Salt Lake County, Utah, described as follows:

See attached Exhibit A, incorporated by reference to this document (the "Property").

SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or enforceable at law or equity.


AND EXCEPTING, to the extent previously reserved or excepted by any other third party, and Grantee hereby acknowledges that Grantor makes no warranty as to: (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies; (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property; and (iii) all subsurface rights of any and all kinds below a depth of 500 feet below the surface of the Property to the extent not included in subsection (ii) above.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 22nd  
day of April, 2016.

SJ MARKETPLACE, LLC, a Delaware limited liability company

By: CCA Acquisition Company, LLC, a California limited liability company, its manager

By:   
Steven H. Usdan, managing member

**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 Los Angeles )  
On April 11, 2018 before me, Lori Guttenberg, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Steven H. Usdan  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Lori Guttenberg  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

Lot 7, OQUIRRH MOUNTAIN MARKETPLACE, according to the official plat thereof, filed in Book 2014P of Plats at Page 49 of the official records of the Salt Lake County Recorder.

PARCEL 2:

All of Lots 2B and 2C, OQUIRRH MOUNTAIN MARKETPLACE AMENDED, Amending Lots 2, 12 and 29 of Oquirrh Mountain Marketplace, as recorded in the office of the Salt Lake County Recorder in Book 2015P at Page 1, said property being more particularly described in that Notice of Approval of Exchange of Title recorded June 26, 2015 as Entry No. 12079540 in Book 10337 at Page 7384 and recorded September 4, 2015 as Entry No. 12126858 in Book 10359 at Page 1911, as follows:

Beginning at the Northeast corner of said Lot 2B and running thence South 00°04'39" East along the Easterly line of Lot 2B and Lot 2C a distance of 201.50 feet; thence South 89°55'21" West 239.35 feet to a point on the Westerly line of said Lot 2C; thence North 00°04'39" West along the Westerly line of said Lots 2C and 2B a distance of 201.50 feet to the Northwest corner of said Lot 2B; thence North 89°55'21" East 239.35 feet to the point of beginning. (being revised Lot 2B)

ALSO: Beginning at a point on the Easterly line of said Lot 2C, said point being South 00°04'39" East along said line 48.70 feet from the Northeast corner of said Lot 2C and running thence South 00°04'39" East along said Easterly line 92.50 feet to the Southeast corner of said Lot 2C; thence along said Lot 2C the following four courses: 1) South 89°55'21" West 203.50 feet, 2) North 00°04'39" West 12.70 feet, 3) South 89°55'21" West 35.85 feet, 4) North 00°04'39" West 79.80 feet; thence North 89°55'21" East 239.35 feet to the point of beginning. (being revised Lot 2C)

Tax Id No.: 27-20-302-014, 27-19-430-023 and 27-19-430-024.