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2/3/2021 12:41:00 PM \$40.00  
Book - 11111 Pg - 7352-7353  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
218 West QOZB, LLC  
13858 South 7300 West  
Herriman, UT 84096

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

Escrow No: NCS-1037527-SLC1 (ach)  
A.P.N.: 15-01-257-009-0000

TN Broadway Properties, LLC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

218 West QOZB, LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

PARCEL 1:

BEGINNING 73 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 60, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 90 FEET; THENCE NORTH 95 FEET; THENCE EAST 90 FEET; THENCE SOUTH 95 FEET TO THE POINT OF BEGINNING.

PARCEL 1A

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS, APPURTENANT TO THE PROPERTY AS ESTABLISHED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 9, 1915 AS ENTRY NO. 350469 IN BOOK "8-H" OF DEEDS AT PAGE 445 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, AND BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 9, 1915 AS ENTRY NO. 350488 IN BOOK "8-H" OF DEEDS, AT PAGES 446-447 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, OVER AND ACROSS THE FOLLOWING DESCRIBED TRACE OF LAND, TO -WIT:

BEGINNING AT A POINT 109.625 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 60, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 10 FEET; THENCE WEST 165 FEET TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 14.625 FEET; THENCE WEST 55 FEET TO THE EAST

Special Warranty Deed - continued

LINE OF POPLAR COURT; THENCE SOUTH 10 FEET; THENCE EAST 145 FEET; THENCE NORTH 14.625 FEET; THENCE EAST 75 FEET TO THE PLACE OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this February 2, 2021, to be effective February 3, 2021.

TN Broadway Properties, LLC, a Utah limited liability company

By: *[Signature]*  
Name: Will D. Hamill  
Title: Manager

STATE OF UTAH )  
County of Summit )ss.

On February 2, 2021, before me, the undersigned Notary Public, personally appeared Will D. Hamill, manager of TN Broadway Properties, LLC, a Utah limited liability company, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires: August 28  
2024

*[Signature]*  
Notary Public

