

Mail Recorded Deed and Tax Notice To:
218 Broadway, LLC
150 S State St., #137
Salt Lake City, UT 84111

13866074 B: 11292 P: 7134 Total Pages: 3
01/10/2022 01:56 PM By: ndarmiento Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 144068-BHB

SPECIAL WARRANTY DEED

218 West QOZB, LLC, a Utah limited liability company

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

218 Broadway, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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.: 15-01-257-009 (for reference purposes only)

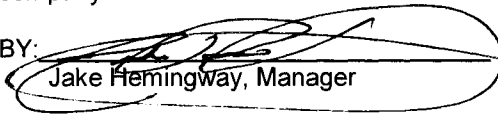
SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 1/7/22.

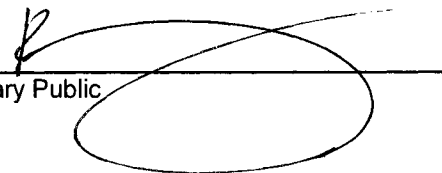
218 West QOZB, LLC, a Utah limited liability company

BY: 
Jake Hemingway, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this JAN 7, 2022, before me, personally appeared Jake Hemingway, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of 218 West QOZB, LLC, a Utah limited liability company.



Notary Public

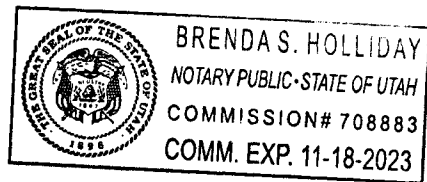


EXHIBIT A
Legal Description

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:

A NON-EXCLUSIVE RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS, OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, 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, 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 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.

PARCEL 1B:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS, AS ESTABLISHED BY THAT CERTAIN QUIT-CLAIM DEED RECORDED APRIL 24, 1940 AS ENTRY NO. 879034 IN BOOK 246 AT PAGE 417 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE.