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1/31/2017 12:14:00 PM \$14.00
Book - 10525 Pg - 4756-4758
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Record and Return To:

Foster Pepper PLLC
1111 Third Avenue, Suite 3000
Seattle, Washington 98101
Attention: Laura E. Karassik

819571-ai

SPECIAL WARRANTY DEED

THIS DEED, made as of the 31st day of January, 2017 by EASTSIDE INVESTORS, LLC, a Utah limited liability company, having an address of 180 North University Avenue, Suite 200, Provo, Utah 84601 ("*Grantor*"), in favor of ESSEX TPV LLC, a Delaware limited liability company, having an address of 1816 11th Avenue, Unit C, Seattle, Washington 98122 ("*Grantee*").

WITNESSETH, that Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and warrant to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land lying and being in the County of Salt Lake, State of Utah, as more particularly described on Exhibit A attached hereto and made a part hereof (the "*Land*") and all buildings, structures and other improvements located on the Land (collectively with the Land, the "*Property*");

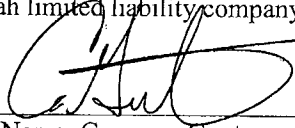
SUBJECT TO all matters of record and all matters that an inspection of the Property or an accurate survey of the Property would disclose.

AND Grantor hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of the Grantor herein and all who claim by, through, or under Grantor and no other, subject to the matters set forth above.

[REMAINDER OF PAGE INTENTINALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this deed as of the date set forth above.

EASTSIDE INVESTORS, LLC,
a Utah limited liability company

By: 

Name: Cameron Gunter
Title: Manager

STATE OF UTAH)
)SS:
COUNTY OF ~~SALT LAKE~~ Utah)

ACKNOWLEDGEMENT

On this 25 day of January, 2017, personally appeared before me Cameron Gunter, the Manager of EASTSIDE INVESTORS, LLC, a Utah limited liability company, who duly acknowledged to me that he executed this Special Warranty Deed in his capacity as Manager of EASTSIDE INVESTORS, LLC with full authority to do so.


Notary Public

(seal)



Exhibit A

Legal Description

PARCEL 1:

ALL OF PHASE 3 OF THE EMIGRATION COURT MINOR SUBDIVISION AS RECORDED IN THAT CERTAIN NOTICE OF MINOR SUBDIVISION APPROVAL AS RECORDED AS ENTRY NO. 8621060 IN BOOK 8782 AT PAGE 2495 IN THE SALT LAKE COUNTY RECORDERS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 38, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT ALSO LYING ON THE WEST LINE OF 600 EAST STREET; THENCE SOUTH 0°01'25" EAST 290.061 FEET ALONG SAID WEST LINE TO A SET REBAR AND CAP # 158397; THENCE SOUTH 89°57'38" WEST 330.667 FEET TO THE EAST LINE OF LOT 3 OF SAID BLOCK 38; THENCE NORTH 0°01'22" WEST 66.664 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO LYING ON THE SOUTH LINE OF PHASE 1; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PHASE 1 THE FOLLOWING FIVE COURSES: NORTH 89°57'40" EAST 30.361 FEET; THENCE NORTH 17.736 FEET; THENCE EAST 153.750 FEET; THENCE NORTH 181.083 FEET; THENCE WEST 2.694 FEET TO THE SOUTHEAST CORNER OF PHASE 2; THENCE NORTH 0°01'22" WEST 24.682 FEET ALONG THE EAST LINE OF SAID PHASE 2 TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED LOT 6; THENCE NORTH 89°57'38" EAST 149.167 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH THAT CERTAIN AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS [EMIGRATION COURT] RECORDED SEPTEMBER 14, 2011, AS ENTRY NO. 11243405 IN BOOK 9950 AT PAGE 853 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO.

PARCEL 3:

SHARED USE AGREEMENT RECORDED SEPTEMBER 25, 2013 AS ENTRY NO. 11730525 IN BOOK 10180 AT PAGE 2701 OF OFFICIAL RECORDS.