

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Holland & Hart LLP  
Attn: Carl W. Barton, Esq.  
222 South Main Street, Suite 2200  
Salt Lake City, Utah 84101

Tax Parcel No. 15-01-178-002

CT-136222-CAB

13518019  
12/31/2020 10:01:00 AM \$40.00  
Book - 11091 Pg - 5520-5523  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

(Space Above Line for Recorder's Use Only)

### SPECIAL WARRANTY DEED

For ten dollars (\$10.00) and other good and valuable consideration, STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT ("**Grantor**"), hereby conveys and warrants against all claiming by, through, or under Grantor, but not otherwise, to 210 RIO LLC, a Utah limited liability company ("**Grantee**"), having an address of c/o Hamilton Partners, 222 South Main Street, Suite 1760, Salt Lake City, Utah 84101, all of Grantor's right, title, and interest in and to that certain real property located in Salt Lake County, Utah, being more particularly described on Exhibit A, attached hereto and made a part hereof for all purposes (the "**Property**").

Including, without limitation, appurtenant rights thereto, of Grantor in and to any land lying in the bed of any street, road or avenue opened or proposed in front of or adjoining the Property, to the center line thereof, and all rights, title, and interest of Grantor in and to any award made in lieu thereof and all right, title, and interest of Grantor in and to the sewer, sidewalk, curb and gutter, city culinary water system and any other community culinary water system to the extent they are connected to the Property.

Subject only to the Permitted Exceptions described on Exhibit B, attached hereto and incorporated herein by this reference.

[Signature page follows]



**EXHIBIT A**

**Legal Description**

The following described real property located in Salt Lake County, Utah:

Beginning 57.5 feet East from the Northwest corner of Lot 5, Block 62, Plat A, Salt Lake City Survey; thence East 206.5 feet; thence South 251 feet; thence West 186.5 feet; thence North 45 feet; thence West 20 feet; thence North 206 feet to the beginning.

Being also described of record as follows:

Beginning at the point of intersection of the West line of Rio Grande Street and the North line of Block 62, Plat "A", Salt Lake City Survey, which point is 68.5 feet South and 27.5 feet West from the Survey Monument lines in Second South Street and Rio Grande Street and running thence West in the North line of said Block 62 a distance of 206.5 feet; thence South 206 feet; thence East 20 feet; thence South 45 feet; thence East 186.5 feet to a point 27.5 feet West from the monument line of said Rio Grande Street; thence North 251 feet to the point of beginning; said described lands being a part of Lots 5 and 6, Block 62, Plat "A", Salt Lake City Survey.

## **EXHIBIT B**

### **Permitted Exceptions**

1. Property taxes not yet due and payable.
2. Subsequent assessments or taxes and any penalties and interest due to any change in the Property usage or loss of exemption not yet due and payable.
3. Charges and assessments of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, and Depot District Redevelopment Plan not yet due and payable.
4. Water rights, claims or title to water.
5. Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street, lying within the Property, together with the right of ingress and egress to repair, maintain, replace, and remove the same, as disclosed by that certain Ordinance recorded June 10, 1947 as Entry No. 1084956 in Book 542 at Page 185 of the official records of Salt Lake County, Utah (the "***Official Records***"), as shown on the survey prepared by Dominion Engineering Associates, L.C., having been certified under the date of November 25, 2020, as Job No. 3336-01.
6. Abstract of Findings and Order wherein the request for a variance to remodel an existing commercial warehouse building into a facility to provide temporary housing and shelter for homeless persons without the required off-street parking in an Industrial "M-1" District was granted, dated August 10, 1987 and recorded August 12, 1987 as Entry No. 4505877 in Book 5950 at Page 1980 of the Official Records.
7. Abstract of Findings and Order wherein the request for an appeal for modification to the variance was granted, dated December 27, 1988 and recorded February 2, 1989 as Entry No. 4732127 in Book 6101 at Page 1319 of the Official Records.
8. Abstract of Findings and Order wherein the request for clarification of the motion made on July 6, 1989 was confirmed as granted, recorded September 6, 1989 as Entry No. 4819750 in Book 6156 at Page 2681 of the Official Records.
9. Notice of Adoption of Redevelopment Plan Entitled "Depot District Redevelopment Project Area Plan", recorded October 22, 1998 as Entry No. 7127194 in Book 8133 at Page 1835 of the Official Records.

Amended Notice of Adoption of Redevelopment Plan Entitled "Depot District Redevelopment Project Area Plan", recorded May 6, 1999 as Entry No. 7345726 in Book 8275 at Page 1402 of the Official Records.