12958630 3/29/2019 11:54:00 AM \$18.00 Book - 10765 Pg - 1354-1356 RASHELLE HOBBS Recorder, Salt Lake County, UT BACKMAN TITLE SERVICES BY: eCASH, DEPUTY - EF 3 P.

MAIL TAX NOTICE TO NWI Aspen Village, LP c/o Jordan Fisher 33 Calle Viviana San Clemente, CA 92673 Order No. 5-102327

Special Warranty Deed

(Limited Liability Form)

Aspen Village Apartments, L.L.C., a Utah limited liability company

of West Valley City, County of Salt Lake, State of UTAH, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to

NWI Aspen Village, LP, a Delaware limited partnership

of West Valley, County of Salt Lake, State of UTAH, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tracts of land in Salt Lake County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.8: 15-55-105-025, 15-55-104-022					
SUBJECT TO: County and/or City Taxes not Covenants, Conditions, Restrictions, Rights-of-V					delinquent and
WITNESS, the hands of said Grantors, this	_28th	of	March	· · · · · · · · · · · · · · · · · · ·	2019
Aspen Village Apartments, L.L.C., a Utah limite By: Margaret Kireiev, Manager	d liabi	> (Poles it Kireiev, M	t Lin	i <u>ei</u> ev
State of Utah) SS. County of Salt Lake)					
The foregoing instrument was acknowledged before in By Margaret Kireiev and Robert Kireiev the Managers	ne this	28th Aspen Village A	day of Apartments,	March, 2019 L.L.C., a Utah	limited liability
Notary Public Residing at: Salt Lake City, Utah	. <u>-</u>	company	or The Nota	JOEL KENNY	

My Commission Expires: 08/11/2022

My Commission Expires on:

August 11, 2022 Comm. Number: 701685

LEGAL DESCRIPTION

Order No. 5-102327

PARCEL 1:

Beginning at a point on the South line of 3500 South Street, said point being East along the Section line 634.50 feet and South 33.00 feet from the Northwest corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 76.00 feet; thence West 13.50 feet; thence South 19.00 feet; thence West 27.00 feet; thence South 429.65 feet; thence South 89°17'20" East 70.11 feet; thence South 28°10'30" East 36.53 feet; thence South 2°46'16" West 69.36 feet to the North line of Lot 14, Lehman Subdivision; thence East 166 feet; thence North 627.00 feet; thence West 209.50 feet to the point of beginning.

Less and excepting any portion of subject land lying within the bounds of 3500 South Street which lies North of the Southerly line conveyed in Warranty Deed recorded January 5, 2010, as Entry No. 10873495, in Book 9794, at Page 6658, being described as follows:

A parcel of land in fee, being part of an entire tract of property situate in the Northwest Quarter of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract in the Southerly right of way line of the existing highway State Route 171 which corner is 634.50 feet East and 53.00 feet South from the Northwest corner of said Section 33 said corner is also approximately 35.68 feet perpendicularly distant Southerly from the control line of said project opposite engineer station 705+27.02; and running thence East 209.50 feet along said Southerly right of way line to the Northeast corner of said entire tract; thence South 9.96 feet along the Easterly boundary line of said entire tract to a point 45.63 feet perpendicularly distant Southerly from said control line; thence West 209.50 feet along a line parallel with and 62.96 feet perpendicularly distant Southerly from the Northerly section line of said section to a point in the Westerly boundary line of said entire tract which point is 45.64 feet perpendicularly distant Southerly from said control line; thence North 9.96 feet along said Westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel ID No.: 15-33-103-025

PARCEL 2:

All of Lot 13, Lehman Subdivision, according to the official plat thereof, as recorded in the office of the County Recorder of said County.

Less and excepting that portion conveyed to West Valley City in Warranty Deed recorded May 26, 2017, as Entry No. 12543310, in Book 10561, at Page 4363, being described as follows:

A parcel of land located in the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, being more particularly described as follows:

Beginning at the Southeast corner of Lot 13 of Lehman Subdivision, according to the official plat thereof as recorded in Book S at Page 59 in the office of the Salt Lake County Recorder; and running thence South 89°53'20" West 80.00 feet to the Southwest corner of said Lot 13; thence

Special Warranty Deed-Limited Liability Backman Title Services Ltd.

North 00°00'20" East 10.00 feet along the Westerly boundary of said lot; thence North 89°53'20" East 80.00 feet to the Easterly boundary of said lot; thence South 00°00'20" West 10.00 feet to the point of beginning.

Parcel ID No.: 15-33-104-022

As Surveyed Description:

A parcel of land situate in the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Southerly Right of Way of 3500 South Street, said point being North 89°53'20" East 634.62 feet and South 62.96 feet from the North Quarter Corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running; thence North 89°53'20" East 209.30 feet along said Southerly Right of Way; thence South 00°00'20" West 597.04 feet; thence South 89°53'20" West 40.93 feet; thence South 00°00'20" West 110.00 feet; thence South 89°53'20" West 80.00 feet; thence North 00°00'20" East 110.00 feet; thence South 89°53'20" West 44.93 feet; thence North 02°46'16" East 69.20 feet; thence North 28°10'30" West 36.53 feet; thence North 89°17'20" West 70.11 feet; thence North 429.65 feet; thence North 89°53'20" East 27.25 feet; thence North 00°06'40" West 19.00 feet; thence North 89°53'20" East 13.50 feet; thence North 00°06'40" West 46.04 feet to the point of beginning.