

**AFTER RECORDING RETURN TO:**

South Station Apartments 2 LLC  
201 South Main Street, Suite 2000  
Salt Lake City, Utah 84111

13893549 B: 11307 P: 3268 Total Pages: 6  
02/17/2022 02:42 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

**SEND TAX NOTICES TO:**

South Station Apartments 2 LLC  
201 South Main Street, Suite 2000  
Salt Lake City, Utah 84111

(Tax Parcel # 26-24-257-004)

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150765-ETM

**SPECIAL WARRANTY DEED**

**SOUTH STATION APARTMENTS LLC**, a Utah limited liability company, with its principal office at 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY and WARRANT** against all who claim by, through, or under the Grantor, but not otherwise, to **SOUTH STATION APARTMENTS 2 LLC**, a Utah limited liability company, with its principal office at 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 ("**Grantee**"), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Land**"), together with all improvements, if any, located thereon, (ii) any and all rights, privileges and easements appurtenant to the Land, and (iii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

*[Signatures on Following Page]*

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: February 7, 2022

**GRANTOR:**

SOUTH STATION APARTMENTS LLC, a Utah limited liability company, by its managers

KC Gardner Company, L.C., a Utah limited liability company

By: *Kem C. Gardner*  
Name: Kem Gardner  
Title: Manager

Destination Homes, Inc., a Utah corporation

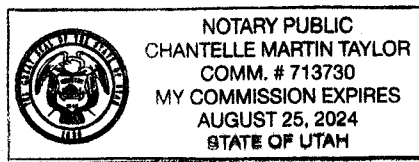
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On this 16<sup>th</sup> day of February, 2022, personally appeared before me Kern C. Gardner manager of KC Gardner Company, L.C., a Utah limited liability company, a manager of South Station Apartments LLC, a Utah limited liability company, who executed this instrument on behalf of said company.

Chantelle Marie Taylor  
NOTARY PUBLIC  
Residing at: Lehi UT

My Commission Expires:  
08-25-2024



STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me \_\_\_\_\_, the \_\_\_\_\_ of Destination Homes, Inc., a Utah corporation, a manager of South Station Apartments LLC, a Utah limited liability company, who executed this instrument on behalf of said company.

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: February 7, 2022


**GRANTOR:**

SOUTH STATION APARTMENTS LLC, a Utah limited liability company, by its managers

KC Gardner Company, L.C., a Utah limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Manager

Destination Homes, Inc., a Utah corporation

By:   
Name: Gregory Wilson  
Title: President

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me \_\_\_\_\_, a manager of KC Gardner Company, L.C., a Utah limited liability company, a manager of South Station Apartments LLC, a Utah limited liability company, who executed this instrument on behalf of said company.

My Commission Expires:

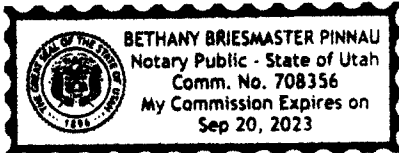
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at:

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On this 16<sup>th</sup> day of February, 2022, personally appeared before me Brad Wilson, the President of Destination Homes, Inc., a Utah corporation, a manager of South Station Apartments LLC, a Utah limited liability company, who executed this instrument on behalf of said company.

My Commission Expires:  
Sep. 20, 2023

Bethany Briesmaster Pinnau  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Layton, UT



**EXHIBIT A  
TO SPECIAL  
WARRANTY DEED**

**LEGAL DESCRIPTION**

Lot C-202, DAYBREAK SOUTH STATION PLAT 1 AMENDED, Amending Lot C-115 of the Daybreak South Station Plat 1 Subdivision, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder recorded October 20, 2021 as Entry No. 13802754 in Book 2021P at Page 261.