

WHEN RECORDED RETURN TO:

RIII TIG Brittany Owner, LLC
c/o Tailwind Investment Group
280 Newport Center Drive, Suite 235
Newport Beach, CA 92660
#150628-BHB

13858596 B: 11288 P: 8714 Total Pages: 6
12/29/2021 03:05 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

APN: 22-06-478-038-0000
Only)

(Space Above This Line For Recorder's Use

SPECIAL WARRANTY DEED

Brittany Apartments, L.L.C., a Utah limited liability company (“Grantor”), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and warranty against all who claim by, through, or under Grantor, to RIII TIG Brittany Owner, LLC, a Delaware limited liability company (“Grantee”), its successors and assigns forever, all of Grantor’s right, title, and interest in that certain real property situated in Salt Lake County, Utah:

See Exhibit A attached hereto and made a part hereof

together with (a) all improvements located thereon, (b) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to such real property, and (c) all right, title, and interest of Grantor, if any, in and to all land lying in the bed of any street, road or alley, open or proposed, adjoining such real property.

SUBJECT ONLY TO: the Permitted Encumbrances set forth on Exhibit B attached hereto and incorporated by this reference.

[Remainder of Page Intentionally Left Blank.]

DATED as of the 20 day of December, 2021.

GRANTOR:

Brittany apartments, l.l.c.,
a Utah limited liability company

By: [Signature]
Name: John C. Williams
Title: Manager

By: [Signature]
Name: Carlene Ann Williams
Title: Manager

STATE OF CA
)ss:
COUNTY OF Riverside

The foregoing instrument was executed before me this 20th day of December 2021, by John C. Williams, Manager, and Carlene Ann Williams, Manager of Brittany Apartments, L.L.C., a Utah limited liability company, who acknowledged that he has been duly authorized by all necessary company action to execute the foregoing instrument for and on behalf of said company.

[Signature]
Notary Public

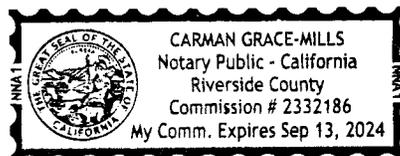


EXHIBIT A PROPERTY DESCRIPTION

Beginning at a point on the Westerly line of 700 East Street (Cottonwood Expressway), said point being South 00°15'00" West 1275.85 feet, and East 150.95 feet from the Northwest corner of the Southwest quarter of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 89°52'00" East 1317.33 feet along the monument line of 4500 South Street, and South 00°15'00" West 1275.85 feet, and East 150.95 feet from a Brass Monument at the intersection of 500 East street and said 4500 South Street; thence along said Westerly line South 00°25'30" West 39.06 feet to a right of way marker; thence South 04°08'20" West 15.39 feet; thence West 102.90 feet; thence South 80.00 feet; thence East 97.11 feet to said westerly line of 700 East Street; thence along said Westerly line South 04°08'20" West 117.30 feet; thence West 126.15 feet; thence South 00°15'00" West 83.01 feet to a point on an existing fence; thence West 58.95 feet along said existing fence line more or less to a point which is North 76°12'45" West 7.80 feet from the northwest corner of an existing block structure, said point also on the Westerly line of that certain property conveyed to Joy S. Tholen by Warranty Deed recorded in Book 5859 at Page 624 of Official Records, and thence following said property line South 25°48'00" West 7.04 feet to a point on an existing fence line; thence South 58°56'08" West 8.50 feet along said existing fence; thence South 18°33'37" West 36.88 feet along said fence line, said point being 1.93 feet Southwesterly from the southwest corner of said existing block structure; thence South 58°00'00" East 66.74 feet; thence North 89°29'00" East 139.18 feet to said Westerly line of 700 East Street; thence along said Westerly line South 04°08'20" West 24.67 feet to a right of way marker; thence along said Westerly line South 03°59'00" East 194.64 feet to a right of way marker; thence Southerly along a 840.46 foot radius curve to the right, a distance of 90.03 feet, chord bears South 01°29'32" East 90.00 feet to a point on an existing fence; thence South 89°47'50" West 364.44 feet along said fence to the property owned by Salt Lake City; thence North 85.59 feet more or less; thence West 90.65 feet to the East line of Spring Dale Subdivision; thence along said East line and beyond North 00°15'00" East 313.64 feet; thence West 1.81 feet; thence North 00°15'00" East 163.58 feet; thence North 00°20'00" East 57.24 feet to a point on the South line of W.E. Bowers Subdivision as recorded 2002p-236; thence North 89°52'00" East 1.71 feet more or less to the southeast corner of said W.E. Bowers Subdivision; thence North 00°15'00" East 98.29 feet along the East line of said W.E. Bowers Subdivision; thence North 89°01'10" East 90.68 feet; thence North 19.95 feet; thence North 89°50'20" East 264.75 feet along a fence line and fence line extended; thence South 16.34 feet; thence North 89°59'37" East 110.27 feet along a fence line to the point of beginning.

(For Informational Purposes Only: Tax Parcel Nos. 22-06-478-038, 22-05-303-009)

Tax Id No.: 22-06-478-038 and 22-05-303-009

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Intentionally deleted.
2. Intentionally deleted.
3. Intentionally deleted.
4. Intentionally deleted.
5. Intentionally deleted.
6. Intentionally deleted.
7. Intentionally deleted.
8. Intentionally deleted.
9. Taxes for the year 2021 have been paid in the amount of \$90,582.43 under Parcel No. 22-06-478-038.
10. Taxes for the year 2021 have been paid in the amount of \$30.31 under Parcel No. 22-05-303-009.
11. The herein described Land is located within the boundaries of Murray City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Mt. Olympus Improvement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
14. Intentionally deleted.
15. The herein described Land is located within the boundaries of the Greater Salt Lake Municipal Services District, as disclosed by that certain Certificate of Creation recorded October 16, 2015 as Entry No. 12152166 in Book 10370 at Page 7834, and is subject to any and all charges and assessments levied thereunder.
16. The herein described Land is located within the boundaries of the Millcreek Community Reinvestment Agency, as disclosed by that certain Certificate of Creation recorded May 7, 2018 as Entry No. 12767700 in Book 10672 at Page 1947, and is subject to any and all charges and assessments levied thereunder.
17. Terms, conditions and restrictions as set forth in that certain Agreement, by and between Salt Lake City, a municipal corporation of the State of Utah, and Arbea O. Clark recorded April 20, 1948 as Entry No. 1117961 in Book 602 at Page 616.
18. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded October 29, 1971, as Entry No. 2418077, in Book 3011, at Page 272.

COMMITMENT EXCEPTIONS
(CONTINUED)

19. Intentionally deleted.
20. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded January 17, 1972, as Entry No. 2432251, in Book 3034, at Page 115.
21. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded January 17, 1972, as Entry No. 2432252, in Book 3034, at Page 116.
22. Grant of Easement in favor of Salt Lake County Water Conservancy District, a body politic of the State of Utah to construct, operate, maintain and repair a water line and appurtenant facilities and incidental purposes, by instrument dated June 14, 1972 and recorded June 21, 1972, as Entry No. 2464877, in Book 3092, at Page 49.
23. Terms, conditions and restrictions as set forth in that certain Easement in favor of Salt Lake City Corporation, a municipal corporation of the State of Utah to construct, operate and maintain a deep pump well and the pertinent facilities and incidental purposes, by instrument recorded July 5, 1972, as Entry No. 2467859, in Book 3101, at Page 73.

Release of Rights recorded August 29, 1972 as Entry No. 2480677 in Book 3141 at Page 176.
24. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded October 6, 1972, as Entry No. 2490384, in Book 3171, at Page 448.
25. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded November 9, 1972, as Entry No. 2498019, in Book 3195, at Page 399.
26. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded November 9, 1972, as Entry No. 2498020, in Book 3195, at Page 400.
27. Terms and conditions as set forth in that certain Right of Way Agreement for Salt Lake City Suburban Sanitary District Pipe Line in favor of Salt Lake City Suburban Sanitary District for the purpose of digging a trench along said right of way, and to lay, maintain, operate, repair, remove or replace the pipe line for transportation through and across said Land and incidental purposes, by instrument dated January 20, 1972 and recorded December 26, 1972, as Entry No. 2508246, in Book 3227, at Page 153.
28. Terms, conditions, restrictions and easements contained in that certain MDU Broadband Services Agreement, by and between TCI Cablevision of Utah Inc. and John C. Williams recorded December 1, 2000 as Entry No. 7772419 in Book 8405 at Page 4142.
29. Intentionally deleted.

COMMITMENT EXCEPTIONS
(CONTINUED)

- 30. Intentionally deleted.
- 31. Intentionally deleted.
- 32. Intentionally deleted.
- 33. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
- 34. Intentionally deleted.
- 35. Subject to the following matters disclosed on that certain survey prepared by Peterson Engineering, PC, having been certified under the date of December 27, 2021, as Job No. A-21-072, by David D. Peterson, a Professional Land Surveyor holding License No. 295720:
 - a. Existing utilities, including but not limited to, water line(s), power pole(s), sight light(s), water valve(s), fire hydrant(s), sanitary sewer line(s) storm inlet(s), electric meter box(es), gas meter(s), curb storm inlet(s), water meter(s), water manhole(s), storm manhole(s), gas valve(s), located on and across the Land without recorded easements
 - b. Existing fence(s), concrete and block retaining wall(s), wood fence(s), concrete curb wall(s), not coincident with property boundary lines
 - c. Intentionally deleted by Title Company.
 - d. Encroachment of a concrete walkway onto land near the center of property
 - e. Encroachment of a carport onto land to the Northeast of subject land
 - f. Intentionally deleted by Title Company.
 - g. Encroachment of a portion of an existing three-story building onto the Mountain States Telephone and Telegraph Company referred to in Exception No. 18 hereof (Entry No. 2418077)