

Mail Recorded Deed and Tax Notice To:
ICO Fort Union, LLC, a Utah limited liability company
3401 N Center Street, Suite 300
Lehi, UT 84043

13348135
8/3/2020 10:26:00 AM \$40.00
Book - 10991 Pg - 4847-4850
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



WARRANTY DEED

ICO Multifamily Holdings, LLC, a Utah limited liability company

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to

ICO Fort Union, LLC, a Utah limited liability company

GRANTEE(S) of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-20-405-022, 22-20-405-019 and 22-20-404-006 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 30 day of July, 2020.

ICO Multifamily Holdings, LLC, a Utah limited liability company

BY: Jim Seaberg
Jim Seaberg
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 30 day of July, 2020, personally appeared before me Jim Seaberg, who acknowledged himself to be the Manager of ICO Multifamily Holdings, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Deanne Clayton
Notary Public

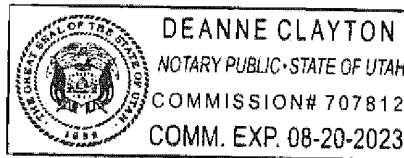


EXHIBIT A
Legal Description

PARCEL 1:

Beginning 1029.6 feet South and 1269 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Meridian; thence South 227.7 feet; thence West 661.5 feet; thence South 28° East 182.15 feet; thence West 350.13 feet; thence North 138.6 feet; thence West 12.8 feet; thence North 25°25'21" East 277.7 feet, more or less; thence East 819.23 feet, more or less, to the point of beginning.

LESS AND EXCEPTING a parcel of land located in the Southeast quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:

Commencing at the Northwest corner of Lot 14, Creekside Estates, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder and running thence South 28°00'00" East 89.19 feet along the Westerly line of said Lot 14 to a point on an existing fence line, said point being the true point of beginning of the herein described tract of land and running thence along said fence line the following four (4) courses: South 30°39'46" West 30.82 feet; thence South 43°32'57" East 34.78 feet; thence South 46°00'39" East 31.79 feet; thence South 56°05'58" East 15.23 feet to the Westerly line of said Lot 14; thence North 28°00'00" West 93.20 feet along said Westerly line to the point of beginning.

TOGETHER WITH a right of way for ingress and egress as disclosed by that certain Quit Claim Right of Way Deed recorded August 31, 1950 as Entry No. 1214126 in Book 794 at Page 277 and by that certain Right of Way Deed recorded November 28, 1950 as Entry No. 1225566 in Book 818 at Page 450 of official records of the Salt Lake County Recorder, State of Utah.

PARCEL 2:

That portion of Lot 14, Creekside Estates, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder described as follows:

Beginning at the Northwest corner of Lot 14, Creekside Estates, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder and running thence South 58°33'30" East 76.19 feet along the Easterly line of said Lot 14 to a point on an existing fence line; thence South 30°39'46" West 45.35 feet along said fence line to the Westerly line of said Lot 14; thence North 28°00'00" West 89.19 feet along said Westerly line to the point of beginning.

PARCEL 3:

Beginning South 1029.6 feet and West 2130.645 feet and South 25°25'21" West 265.53 feet from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Meridian; thence East 12.8 feet, more or less; thence South 8.4 rods; thence West 31.71 feet, more or less; thence North 01°43'56" West 93 feet, more or less; thence North 25°25'21" East 50.53 feet, more or less, to the point of beginning.

Parcels 1, 2 and 3 shown above are also described by survey as follows:

BEGINNING AT A POINT ON THE WEST LINE OF STONE HAVEN CONDOMINIUMS PHASE 2, AS RECORDED IN BOOK 2003P OF PLATS AT PAGE 42 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF STONE HAVEN CONDOMINIUMS PHASE 1, AS RECORDED IN BOOK 2002P OF PLATS AT PAGE 34 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 0°28'06" EAST ALONG THE MONUMENT LINE OF 1300 EAST STREET 876.58 FEET AND WEST

833.06 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED IN THE INTERSECTION OF SAID 1300 EAST STREET AND FORT UNION BOULEVARD, SAID POINT ALSO BEING SOUTH 1034.39 FEET AND WEST 1269.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (SAID EAST QUARTER CORNER BEING SOUTH 79°11'05" EAST 434.53 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED IN THE INTERSECTION OF SAID 1300 EAST STREET AND 6600 SOUTH STREET), AND RUNNING THENCE SOUTH ALONG THE WESTERLY LINES OF SAID STONE HAVEN PHASE 1 AND PHASE 2 A DISTANCE OF 221.80 FEET (SOUTH 227.70 FEET BY DEED) TO A POINT ON THE NORTH LINE OF CREEKSIDE ESTATES P.U.D., AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-7 OF PLATS AT PAGE 187; THENCE NORTH 89°28'00" WEST ALONG SAID NORTH LINE 677.81 FEET (WEST 661.50 FEET BY DEED) TO THE NORTHWEST CORNER OF SAID P.U.D.; THENCE SOUTH 58°33'30" EAST ALONG THE NORTHERLY LINE OF LOT 14 OF SAID CREEKSIDE ESTATES 76.19 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID FENCE LINE THE FOLLOWING FOUR COURSES: 1) SOUTH 30°39'46" WEST 76.16 FEET, 2) SOUTH 43°32'57" EAST 34.78 FEET, 3) SOUTH 46°00'39" EAST 31.79 FEET, 4) SOUTH 56°05'58" EAST 15.23 FEET; THENCE EAST 399.06 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY AND NO ACCESS LINE OF INTERSTATE 215; THENCE NORTHERLY ALONG SAID RIGHT OF WAY AND NO ACCESS LINE THE FOLLOWING TWO COURSES: 1) NORTH 1°43'56" WEST 114.32 FEET TO AN EXISTING UDOT RIGHT OF WAY MONUMENT, 2) NORTH 25°25'21" EAST 290.37 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE BSP COTTONWOOD HEIGHTS, LLC PARCEL AS ESTABLISHED PER RECORD OF SURVEY PREPARED BY STANTEC ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS S2012-06-0278; THENCE EAST ALONG SAID SOUTH LINE 870.01 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING EQUALS NORTH 0°28'06" EAST ALONG THE MONUMENT LINE OF 1300 EAST STREET BETWEEN BRASS CAP MONUMENTS LOCATED THE INTERSECTIONS WITH FORT UNION BOULEVARD AND 6600 SOUTH STREET