

Mail Recorded Deed and Tax Notice To:  
MWIC Magna Apartments, LLC, a Utah limited liability company  
201 Ferry Street SE, Ste 400  
Salem, OR 97301

13788381  
10/1/2021 11:59:00 AM \$40.00  
Book - 11248 Pg - 465-467  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 118881-CAB

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## **SPECIAL WARRANTY DEED**

**Truong Properties, LLC, a Utah limited liability company**

**GRANTOR(S)** of West Valley City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**MWIC Magna Apartments, LLC, a Utah limited liability company**

**GRANTEE(S)** of Salem, State of Oregon

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.:** 14-32-201-066 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 30th day of September, 2021.

Truong Properties, LLC, a Utah limited liability company

BY: David Ha Truong  
David Ha Truong  
Manager

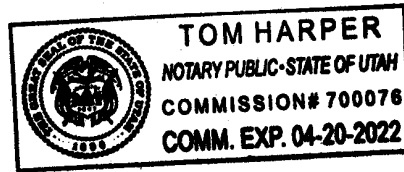
BY: Vi Cao  
Vi Cao  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of September, 2021, before me, personally appeared David Ha Truong, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Truong Properties, LLC, a Utah limited liability company.

[Signature]  
Notary Public

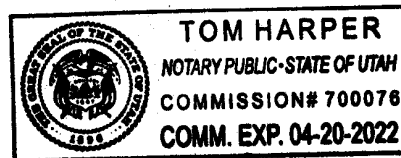


STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of September, 2021, before me, personally appeared Vi Cao, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Truong Properties, LLC, a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Beginning at a point on the East right-of-way line of 8400 West Street which is South 734.30 feet and East 68.88 feet from the North quarter corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian basis of bearing being the North line of said Section 32 which bears South 89°49'24" East; thence South 89°44'24" East 511.98 feet; thence South 00°15'36" West 111.18 feet; thence South 89°39'43" East 391.33 feet; thence South 63°22'42" East 13.48 feet; thence South 39°23'31" East 48.27 feet; thence South 00°10'36" West 353.67 feet to a point on the North line of the Utah and Salt Lake Canal and to a point on a 604.45 foot radius curve to the left, the chord of which bears South 89°03'18" West; thence Westerly along said North line and said curve through a central angle of 38°36'34" a distance of 407.31 feet; thence South 69°45'01" West along said North line 127.78 feet; thence North 00°44'30" East 190.73 feet; thence North 82°16'05" West 8.58 feet; thence North 14°25'04" West 35.16 feet; thence South 87°12'47" West 411.49 feet to the East right-of-way line of 8400 West Street; thence North 00°08'25" East along said East line 357.74 feet to the point of beginning.

**PARCEL 1A:**

Reciprocal pedestrian and vehicular ingress and egress easements as more particularly defined in those certain following instruments: (i) recorded February 7, 1986 as Entry Nos. 4199263 and 4199264 in Book 5734 at Pages 1380 and 1384; (ii) recorded November 3, 1986 as Entry Nos. 4342468 and 4342469 in Book 5835 at Pages 1265 and 1268; and (iii) recorded December 14, 1994 as Entry No. 5985382 in Book 7071 at Page 183 of official records.