

Mail Recorded Deed and Tax Notice To:  
Statesman Apartments, LP  
3021 Citrus Circle, Suite 130  
Walnut Creek, CA 94598  
Attn: Chuck Bond

12948802  
3/13/2019 1:41:00 PM \$15.00  
Book - 10760 Pg - 1802-1804  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 108811-CAH

## SPECIAL WARRANTY DEED

Classic Properties, LLC, a Utah limited liability company

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

Statesman Apartments, LP a Delaware limited partnership

**GRANTEE(S)** of Walnut Creek, State of California

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.:** 16-06-206-008 (for reference purposes only)

**TOGETHER**, with all and singular the hereditaments and appurtenances thereto belonging, or in any wise appertaining, the reversion or reversions, remainder and remainders, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in Jaw or in equity, of, in and to the above bargained premises.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee, its heirs and assigns forever. Grantor, for itself and its successor and assigns, does covenant and agree that it shall **WARRANT AND FOREVER DEFEND** the above-bargained premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming title to the whole or any part thereof by, through or under Grantor but not otherwise, in each case except for the following matters:

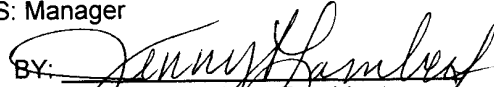
1. Taxes and assessments which are a lien, but which are not yet billed, or are billed but are not yet due and payable and any assessments not shown on the public record; standby fees and taxes for the year 2019 and subsequent years and subsequent assessments for prior years due to change in the land usage or ownership;

2. The rights of tenants, as tenants only with no right of purchase, under all leases affecting the above-bargained premises.

Dated this 13th day of March, 2019.

Classic Properties, LLC, a Utah limited liability company

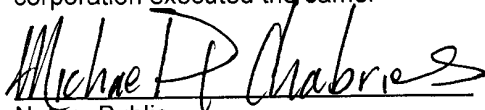
BY: Century International Corporation  
ITS: Manager

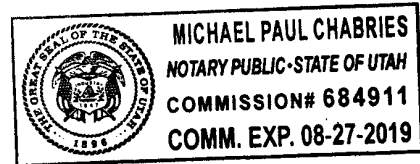
BY:   
Jenny A. Lambert, President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 13th day of March, 2019, personally appeared before me Jenny A. Lambert, who being by me duly sworn did say that she is the President of Century International Corporation, Manager of Classic Properties, L.L.C., and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Jenny A. Lambert acknowledged to me that said corporation executed the same.

  
Notary Public



**EXHIBIT A**

PARCEL 1:

Beginning at a point 82.5 feet South of the Northwest corner of Lot 4, Block 51, Plat B, Salt Lake City Survey and running thence South 74.25 feet; thence East 132 feet; thence North 74.25 feet; thence West 132 feet to the beginning.

PARCEL 1A:

A right of way as established in that certain Warranty Deed recorded February 22, 1982 as Entry No. 3649640 in Book 5342 at Page 1477, over the following:

Beginning 161.75 feet South from the Northwest corner of Lot 4, Block 51, Plat B, Salt Lake City Survey and running thence East 10 rods; thence North 10 feet; thence West 10 rods; thence South 10 feet to the point of beginning.