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5/5/2020 9:33:00 AM \$40.00
Book - 10938 Pg - 5148-5149
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
PEG SLC 360 South LLC, a Delaware
limited liability company
180 North University Ave., Ste 200
Provo, UT 84601

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **944881-L (ami)**
A.P.N.: **15-01-428-002, 15-01-428-005, 15-01-428-004 and pt of 15-01-428-003**

PEG SLC 360 South LLC, a Delaware limited liability company, Grantor, of **Provo, Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

PEG SLC 360 South LLC, a Delaware limited liability company, Grantee, of **Provo, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

A PART OF LOTS 3 AND 4, BLOCK 50, PLAT A, SALT LAKE CITY SURVEY LYING WITHIN THE EAST HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN SALT LAKE COUNTY, UTAH:

BEGINNING AT A POINT ON THE EAST LINE OF 200 WEST STREET LOCATED 100.00 FEET NORTH 0°13'48" EAST ALONG SAID EAST LINE FROM THE SOUTHWEST CORNER OF SAID BLOCK 50; AND RUNNING THENCE NORTH 0°13'48" EAST 182.25 FEET ALONG SAID EAST LINE OF 200 WEST STREET TO THE SOUTH LINE OF BROADWAY LOFTS CONDOMINIUMS AS STAKED ON THE GROUND; THENCE SOUTH 89°47'02" EAST 165.08 FEET ALONG SAID SOUTH LINE TO THE LOT LINE COMMON TO SAID LOTS 3 AND 4; THENCE SOUTH 0°13'48" WEST 67.75 FEET ALONG SAID LOT LINE; THENCE SOUTH 89°46'33" EAST 52.48 FEET; THENCE SOUTH 0°13'51" WEST 49.50 FEET; THENCE SOUTH 89°46'33" EAST 49.54 FEET; THENCE SOUTH 0°13'55" WEST 102.70 FEET; THENCE SOUTH 0°32'03" WEST 62.30 FEET TO THE NORTH LINE OF 400 SOUTH STREET; THENCE NORTH 89°46'57" WEST 101.68 FEET ALONG SAID NORTH LINE TO THE LOT LINE COMMON TO SAID LOTS 3 AND 4; THENCE NORTH 0°13'48" EAST 67.71 FEET ALONG SAID LOT LINE; THENCE NORTH 89°47'54" WEST 7.07 FEET; THENCE NORTH 0°13'48" EAST 32.34 FEET; THENCE NORTH 89°47'54" WEST 158.01 FEET TO THE EAST LINE OF 200 WEST STREET AND THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this 5-1-2020.

PEG SLC 360 South LLC, a Delaware limited liability company

By: [Signature]
Name: Craig Bingham
Title: Manager

STATE OF Utah)
County of Utah) ss.

On April 30th, 2020, before me, the undersigned Notary Public, personally appeared **Craig Bingham the Manager of PEG SLC 360 South LLC, a Delaware limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: Jan 23, 2021

[Signature]
Notary Public

