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6/2/2020 3:28:00 PM \$40.00  
Book - 10954 Pg - 4063-4065  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

APN: 16-06-151-028

WHEN RECORDED MAIL TAX  
STATEMENTS AND RETURN TO:

Dakota Pacific Regent LLC  
299 South Main St. Ste 2450  
Salt Lake City, UT 84111  
*CT-109602-CAB*

This SPECIAL WARRANTY DEED is made the 2<sup>nd</sup> day of June, 2020 by TRUONG PROPERTIES, LLC, a Utah limited liability company as GRANTOR, to DAKOTA PACIFIC REGENT LLC, a Delaware limited liability company, whose address is 299 South Main St. Ste 2450, Salt Lake City, UT 84111, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, grants, bargains, sells, conveys and warrants against all claiming in, through or under Grantor, to Grantee all that real property situated in the County of Salt Lake ~~City~~, State of Utah, more particularly described as follows:

See EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

Together with all tenements, hereditaments and appurtenances thereto, including any and all air rights held by Grantor as reserved in that certain Warranty Deed recorded July 19, 1979 as Entry 3310560 in Book 4905 at Page 255, records of Salt Lake County, and as may have been conveyed in that certain Quit-Claim Deed recorded 12 October, 1988 as Entry 4687367 in Book 6072 at Page 788, records of Salt Lake County Recorder, and as may have been conveyed to Grantor in that certain Quitclaim Deed recorded April 24, 2020 as Entry 13252727 in Book 10932 at Page 9092-9094 records of Salt Lake County Recorder.

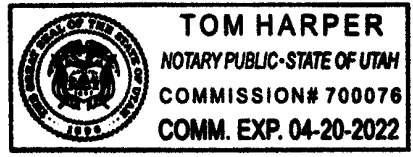
To have and to hold, all and singular, the premises aforementioned unto said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has set its hand the day and year first above written.

Truong Properties, LLC a Utah limited liability company

BY: [Signature]  
David Ha Truong  
Manager

BY: [Signature]  
VI Cao  
Manager



STATE OF UTAH )

COUNTY OF SALT LAKE )

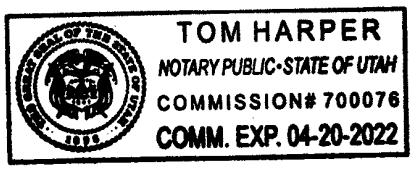
On June 2, 2020, before me, Tom Harper, (here insert name and title of the officer) Notary Public, personally appeared David Ha Truong, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by 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.

Signature [Signature]

STATE OF UTAH )

COUNTY OF SALT LAKE )



On June 2, 2020, before me, Tom Harper, (here insert name and title of the officer) Notary Public, personally appeared VI Cao, who 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 by 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.

Signature [Signature]

EXHIBIT A  
LEGAL DESCRIPTION

Commencing at a point 129 feet North of the Southwest corner of Lot 2, Block 70, Plat "A", Salt Lake City Survey, and running thence East 39 feet; thence North 41 feet; thence West 52 feet, more or less, to the East line of Commercial Street (now Regent Street); thence South 01°30' West 41 feet; thence East 13 feet, more or less, to the point of commencement.

ALSO: Commencing 170 feet North from the Southwest corner of Lot 2, Block 70, Plat "A", Salt Lake City Survey; thence East 39 feet, more or less, to the Southeast corner of existing brick wall; thence North 18 inches, more or less, to the Northeast corner of said brick wall; thence West 52 feet, more or less, along the North side of said brick wall to the East line of Regent Street, formerly known as Commercial Street; thence South 01°30' West along the East line of said Regent Street 18 inches, more or less, to the Southwest corner of said brick wall, at a point due West from the point of commencement; thence East 13 feet, more or less, to the place of commencement.

ALSO: Beginning 59 feet North, 39.5 feet East, 21 feet North, and 39.5 feet East, and 86 feet North from the Southeast corner of Lot 3, Block 70, Plat "A", Salt Lake City Survey; thence West 40 feet; thence South 37 feet; thence East 40 feet; thence North 37 feet to beginning.

ALSO: Beginning at a point which is North 89°52'37" West 16.07 feet along the North line of 200 South Street and North 01°15'18" East 171.83 feet along the East line of Regent Street and South 89°52'37" East 51.47 feet from the Southwest corner of Lot 2, Block 70, Plat "A", Salt Lake City Survey, said point being also North 00°03'21" East 171.80 feet along the West line of said Lot 2 and South 89°52'37" East 39.00 feet from the Southwest corner of Lot 2 and running thence South 00°03'21" West 5.51 feet; thence South 89°52'37" East 40.00 feet to the West side of Plum Alley; thence North 00°03'21" East along said West line of Plum Alley 5.51 feet; thence North 89°52'37" West 40.00 feet to the point of beginning.