

CH Realty IX-GBB I Salt Lake City 300 Street North, L.P.  
423 W. Broadway, Suite 230  
Salt Lake City, Utah 84101

13414068  
10/1/2020 3:18:00 PM \$40.00  
Book - 11031 Pg - 2267-2269  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel No.: 14-02-101-004

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(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

GARDNER NW QUADRANT, L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, unto CH REALTY IX-GBB I SALT LAKE CITY 300 STREET NORTH, L.P., a Delaware limited liability partnership, Grantee, whose current address is 423 W. Broadway, Suite 230, Salt Lake City, Utah 84101, the following described real property in Salt Lake County, State of Utah, to-wit:

[See Exhibit "A" attached hereto and by this reference made a part hereof.]

Subject to all matters of record and any matters which may be disclosed by an accurate survey of the real property.

WITNESS, the hand of said Grantor, this 29<sup>th</sup> day of September, 2020.

GARDNER NW QUADRANT, L.C., a Utah limited liability company, by its Manager

KC Gardner Company, L.C., a Utah limited liability company

By: [Signature]  
Name: Christa Gardner  
Its: Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

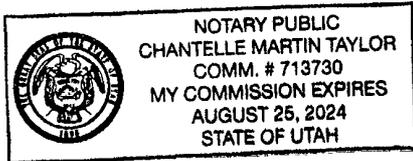
On this 29<sup>th</sup> day of September, 2020, before me, the undersigned, personally appeared Christian Gardner, known or identified to me to be a manager of KC Gardner Company, L.C., a Utah limited liability company, which is the manager of Gardner NW Quadrant L.C., a Utah limited, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Chantelle Martin Taylor  
NOTARY PUBLIC

My Commission Expires: 8-25-2024

Residing at: 12724 Concessionary Way, Suite 105  
84043



**EXHIBIT "A"**  
**To**  
**SPECIAL WARRANTY DEED**  
**(Legal Description of the Real Property)**

The Property referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°57'48" WEST 1,320.11 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO THE NORTHEAST CORNER OF SAID LOT 4 AND ALONG SAID EAST LINE SOUTH 00°00'19" WEST 169.50 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 2, AND THENCE CONTINUING ALONG SAID LINE SOUTH 00°00'19" WEST 1,154.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 NORTH 89°57'20" WEST 287.82 FEET TO THE EAST LINE OF THE PROPOSED MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES: 1) NORTH 00°24'46" WEST 118.95 FEET, 2) NORTH 04°16'19" EAST 579.36 FEET TO A POINT ON THE ARC OF A 1,218.20 FOOT NON-TANGENT CURVE TO THE RIGHT AND 3) NORTHERLY 468.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°02'59" AND A LONG CHORD OF NORTH 10°39'02" EAST 465.93 FEET; THENCE NORTH 89°57'48" EAST 159.52 FEET TO THE POINT OF BEGINNING.

14-02-101-004-0000