

**RECORDING REQUESTED BY  
AND WHEN RECORDED  
RETURN TO:**

Brinshore Utah, LLC  
666 Dundee Road, Suite 1102  
Northbrook, Illinois 60062

13515569  
12/29/2020 02:15 PM \$0.00  
Book - 11089 Pg - 9332-9334  
**RASHELLE HOBBS**  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY REDEVELOPMENT AGENCY  
P.O. BOX 145518  
SLC UT 84114  
BY: SSA, DEPUTY - WI 3 P.

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Tax Parcel Nos. 16-06-157-001-0000  
16-06-157-002-0000  
16-06-157-003-0000  
16-06-157-004-0000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (“Deed”), is made as of the 29 day of December, 2020, (“Effective Date”) by and between the Redevelopment Agency of Salt Lake City, a public agency (“Grantor”), and Brinshore Utah, LLC, a Utah limited liability company (“Grantee”):

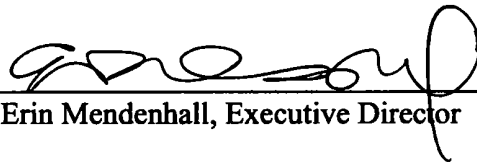
For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does, by this Deed, CONVEY AND WARRANT to the Grantee, against all claiming by, through or under it that certain real property in Salt Lake City, Salt Lake County, Utah more particularly described in Exhibit “A” attached hereto (the “Property”).

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed to be effective as of the Effective Date.




GRANTOR:

**REDEVELOPMENT AGENCY OF SALT LAKE CITY**

By   
Erin Mendenhall, Executive Director

Approved as to form:  
Salt Lake City Attorney’s Office

  
Allison Parks (Dec 18, 2020 09:54 MST)  
Allison Parks, Senior City Attorney

**RECEIVED  
DEC 22 2020  
CITY RECORDER**

STATE OF UTAH )

: ss.

COUNTY OF SALT LAKE )

On the 18 day of December, 2020 personally appeared before me Erin Mendenhall, who being by me duly sworn did say she is the Executive Director of the Redevelopment Agency of Salt Lake City (the "RDA"), and that the foregoing instrument was signed on behalf of the RDA.

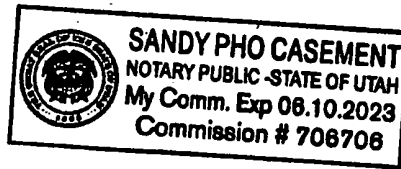
Sandy Ph CaseMENT

NOTARY PUBLIC

Residing at: Salt Lake City, UT

My Commission Expires:

6/10/23



**EXHIBIT A**  
(to Special Warranty Deed)

Legal Description of Property

**PARCEL 1:**

All of Unit A, Unit B and Unit 1, contained within THE PLAZA AT STATE STREET CONDOMINIUM PLAT, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah as Entry No. 11368183 in Book 2012P at Page 41, and in the Declaration for The Plaza at State Street, a Mixed Use Condominium Development, recorded in Salt Lake County, Utah on April 11, 2012 as Entry No. 11368184 in Book 10007 at Page 5398, of the official records, and all amendments thereto.

TOGETHER WITH: (a) The undivided ownership interest in said condominium project's Common Areas and Facilities which is appurtenant to said units, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said units, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said condominium project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

**PARCEL 2:**

A non-exclusive easement and right of way, appurtenant to Parcel 1 described herein, for the purpose of providing pedestrian and vehicular access, as established and described in Cross Easement Agreement recorded April 11, 2012 as Entry No. 11368179 in Book 10007 at Page 5320, official records.

**PARCEL 3:**

A non-exclusive right of way, appurtenant to Parcel 1 described herein, over an existing alleyway commonly known as "Floral Avenue" or "Floral Street", located in Lot 6, Block 56, Plat "A", Salt Lake City Survey, purported to be 16 feet in width, extending South from the North line of said Lot 6 to the Northerly most line of the exterior boundary of THE PLAZA AT STATE STREET CONDOMINIUM PLAT as recorded in Book 2012P of Plats at Page 41 of the official records of the Salt Lake County Recorder, said right of way being disclosed in various instruments of record, including that certain Warranty Deed recorded January 6, 2000 as Entry No. 7549476 in Book 8334 at Page 8191 of the official records of the Salt Lake County Recorder.