

13616030
3/31/2021 11:38:00 AM \$40.00
Book - 11147 Pg - 3645-3650
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 P.

When Recorded, Mail To: :
:
Dennis K. Poole :
POOLE & ASSOCIATES :
4543 South 700 East, Suite 200 :
Salt Lake City, Utah 84105 :
:
GRANTEE'S ADDRESS: :
:
18929 111th St E :
Bonney Lake, Washington 98391 :

Space above for County Recorder's Use
PARCEL I.D. NO. 15-03-260-040-0000

FATCO NCS-1024452

SPECIAL WARRANTY DEED

WESTGATE B.C. ASSOCIATES LLC, a Utah limited liability company, of 18929 111th St E, Bonney Lake, Washington 98391, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to **WESTGATE 2020 APTS, LLC**, a Utah limited liability company, of 18929 111th St E, Bonney Lake, Washington 98391, GRANTEE, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real property located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record.

TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the property and that it will warrant and defend the property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

This Special Warranty Deed is provided to evidence the merger of the Grantor, Westgate B.C. Associates LLC, Entity No. 4908054-0160, into the Grantee, Westgate 2020 Apts, LLC, Entity No. 12126873-0160, pursuant to a Statement of Merger filed with the Utah Department of Commerce, Division of Corporations & Commercial Code, on March 24, 2021, a copy of which is attached hereto as Exhibit "B".

DATED this 30 day of MARCH, 2021.

WESTGATE B.C. ASSOCIATES LLC, a Utah limited liability company

By its Manager, Westgate B.C. Management LLC, a Utah limited liability company

By its Manager, B.C. Development Group, LLC, a Utah limited liability company

By: 
David Baus, Manager

STATE OF WASHINGTON)
COUNTY OF Pierce) ss.

On this 30th day of March, 2021, before me personally appeared David Baus, who acknowledged himself to be the Manager of B.C. Development Group, LLC, a Utah limited liability company, the Manager of Westgate B.C. Management LLC, a Utah limited liability company, the Manager of WESTGATE B.C. ASSOCIATES LLC., a Utah limited liability company, and being authorized to do so, he executed the foregoing instrument for the purposes therein contained, by signing the name of the company.



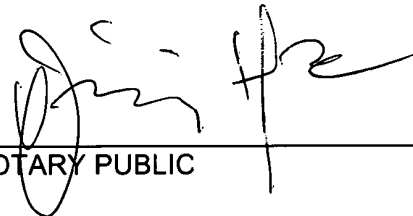

NOTARY PUBLIC

EXHIBIT "A"

(Legal Description)

Real property located in Salt Lake County, State of Utah, more particularly described as follows:

Beginning at the Southeast Corner of Lot 1, Block 2, IRVING PARK ADDITION, Salt Lake City, Utah Survey being at the intersection of the North right-of-way line of 300 South Street and the West right-of-way line of Foss Avenue, said point being located South 89°58'07" West 33.00 feet along monumented line and North 00°04'23" West 49.00 feet from the Salt Lake City Survey Monument at the intersection of 300 South Street and Foss Avenue; running thence South 89°58'07" West 129.59 feet (129.50 feet by record) along said North right-of-way line to the Southwest corner of Lot 5 of said Block 2; thence North 00°03'58" West 455.87 feet (454.75 feet by record) along the West line of said Lot 5 and then the centerline of a vacated alley to the South boundary line of the Park Willows Condos, Parcel No. 1; thence North 89°58'19" East 129.53 feet (129.50 by record) along said South boundary line to the West right-of-way line of Foss Avenue; thence South 00°04'23" East 455.86 feet (454.75 feet by record) along said right-of-way line to the point of beginning.

EXHIBIT "B"

(Statement of Merger)

(Attached)

Date: 03/24/2021
Receipt Number: 8626228
Amount Paid: \$37.00

RECEIVED
MAR 24 2021

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certified that the foregoing has been filed
and approved on this 24 day of March 2021
in this office of this Division and hereby issued
This Certificate thereof.

STATEMENT OF MERGER

OF

Utah Div. of Corp. & Comm. Code

Examiner TMM Date 03/25/21



L. Veillette
Leigh Veillette
Division Director

WESTGATE B.C. ASSOCIATES, LLC,
a Utah limited liability company
("Westgate BC" or the "Non-Surviving Entity")

into

WESTGATE 2020 APTS, LLC
a Utah limited liability company
("Westgate 2020" or the "Surviving Entity")

The undersigned Manager of **WESTGATE 2020 APTS, LLC**, the Surviving Entity, and pursuant to Section 48-3a-1025, of the Utah Revised Uniform Limited Liability Company Act, Chapter 3a of Title 48, Utah Code Annotated (the "Act"), adopts the following Statement of Merger, and states as follows:

Section 1. Plan of Merger:

1.1: The name and type of entities that will merge are as follows:

- A. **WESTGATE B.C. ASSOCIATES, LLC**, a Utah limited liability company, Entity No. 4908054-0160 registered on April 12, 2001 (the "Non-Surviving Entity");
- B. **WESTGATE 2020 APTS, LLC**, a Utah limited liability company, Entity No. 12126873-0160 registered on January 20, 2021 (the "Surviving Entity").

1.2: The name and type of entity that will survive (the "Surviving Entity") is as follows:

WESTGATE 2020 APTS, LLC, a Utah limited liability company, Entity No. 12126873-0160 registered on January 20, 2021.

1.3: The terms and conditions of the Merger:

- A. The terms and conditions of the Merger are set forth in a Plan and Agreement of Merger by and between the entities described in Section 1.1 above.
- B. The Certificate of Organization of Westgate 2020 Apts, LLC, shall remain the same as those filed with the State of Utah.
- C. The Operating Agreement of Westgate 2020 Apts, LLC, as identified in the Plan and Agreement of Merger, shall remain the same.
- D. The Effective Date of the Merger shall be March 22, 2021, at 11:59 p.m., or the filing of this Statement of Merger, whichever occurs last.

1.4: The terms of ownership of membership interests in the Surviving Company shall be controlled by and subject to the terms and conditions of the Operating Agreement of the Surviving Company.

Section 2. Statement of Approval:

The undersigned represents that the Plan of Merger was duly authorized and approved by all of the members holding a membership interest of each entity that is a party to the merger in accordance with the requirements of Section 48-3a-1023 of the Utah Revised Uniform Limited Liability Company Act.

Section 3. Effective Date of Merger:

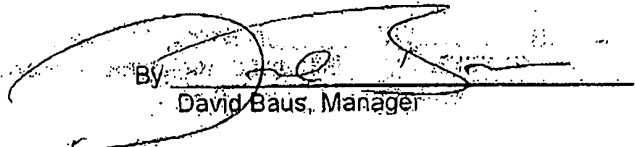
The Effective Date of the Merger shall be filing of this Statement of Merger or March 22, 2021, at 11:59 p.m., whichever occurs last.

DATED this 22 day of March 2021.

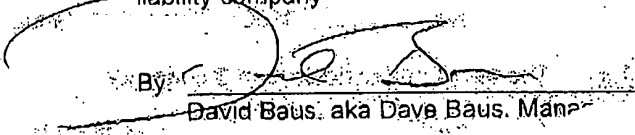
WESTGATE B.C. ASSOCIATES, LLC, a Utah limited liability company

By its Manager, Westgate B.C. Management LLC.

By its Manager, B.C. Development Group, LLC, a Utah limited liability company

By: 
David Baus, Manager

WESTGATE 2020 APTS, LLC, a Utah limited liability company

By: 
David Baus, aka Dave Baus, Manager

\\1010\Baus\westgate\statement of merger\m.doc
3/22/21

MAR 24 '21 11:35
Page 2