

13625165  
4/8/2021 12:21:00 PM \$40.00  
Book - 11153 Pg - 442-444  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

Dove's Park LLC  
c/o John Lippert and Stacy Lippert  
3487 West 2100 South, Suite 100  
West Valley City, UT 84119

Tax Parcel No. 15-30-126-013  
ORT 1511676LCS  
NCS-1054385-ai

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, LEGACY LAND LLC, a Delaware limited liability company ("Grantor"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to DOVE'S PARK LLC, a Utah limited liability company, whose address is 9006 Jeremy Circle, Park City, Utah 84098, all right, title and interest in and to the real property located in Salt Lake County, Utah. and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all casements, rights and hereditaments appurtenant thereto and all improvements located thereon;

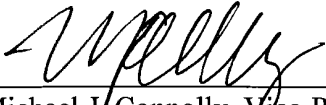
SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions and other rights or interests of record or enforceable at law or equity to the extent valid and subsisting; and

[Signature Appears on Following Page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 27<sup>th</sup> day of April, 2021.

LEGACY LAND LLC

By: SREF IV REIT Holdings, LLC,  
Sole Member


By:   
Michael J. Connolly, Vice-President

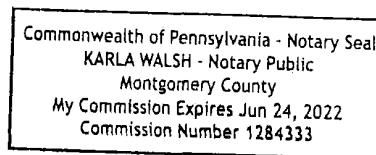
COMMONWEALTH OF PENNSYLVANIA :

:SS

COUNTY OF MONTGOMERY :

On this 6<sup>th</sup> day of April, 2021, personally appeared before me, Michael J. Connolly, known or satisfactorily proved to me to be the Vice-President of SREF IV REIT Holdings, LLC, Sole Member of Legacy Land LLC, a Delaware limited liability company, who acknowledged to me that he signed the foregoing instrument as aforesaid for said limited liability company.

  
Notary Public



## **EXHIBIT A**

### **Legal Description**

A parcel of land located in the North Half of Section 30 and the Southwest Quarter of Section 19, all of Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at a point on the southerly right-of-way line of Lake Park Boulevard, said point being North 89°58'39" East 106.38 feet along the north line of Section 30, Township 1 South, Range 1 West, Salt Lake Base and Meridian, South 140.68 feet to said southerly right-of-way line and a point of non-tangency of a 1,368.00 foot radius curve to the right, of which the radius point bears North 12°46'12" East and Westerly 187.68 feet along said southerly right-of-way line and said curve through a central angle of 07°51'39" and a long chord of North 73°17'59" West 187.54 feet from the North Quarter Corner of said Section 30, and thence South 681.14 feet; thence South 68°42'21" West 59.13 feet; thence South 78°21'40" West 357.34 feet; thence North 24°00'57" West 195.30 feet; thence North 03°25'57" West 320.60 feet; thence North 11°49'13" West 461.26 feet; thence North 17°16'48" West 107.67 feet to said southerly right-of-way line; thence along said southerly right-of-way line the following two courses: South 66°00'00" East 608.42 feet to a point of tangency of a 1,368.00 foot radius curve to the left and Easterly 80.45 feet along said curve through a central angle of 03°22'09" and a long chord of south 67°41'05" East 80.43 feet to the point of beginning.

(The following is for information purposes only: Tax ID No. 15-30-126-013)