

Mail Recorded Deed and Tax Notice To:
The Charli QOZB, LLC, a Delaware limited liability company
1095 E 2100 S., Suite 110
Salt Lake City, Utah, 94106

13660841
5/12/2021 2:43:00 PM \$40.00
Book - 11173 Pg - 3608-3612
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.



File No.: 142320-CAF

SPECIAL WARRANTY DEED

CW The Charli Partnership, L.P., a Delaware limited partnership, who acquired title incorrectly as CW The Charli Partnership, LP, a Delaware limited liability partnership

GRANTOR(S) of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

The Charli QOZB, LLC, a Delaware limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

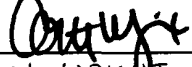
TAX ID NO.: 15-12-277-021 (for reference purposes only)

SUBJECT TO: Permitted Exceptions as shown in **EXHIBIT B** attached hereto and incorporated herein by this reference.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth on EXHIBIT B hereto.

Dated this 12 day of May, 2021.


CW The Charli Partnership, L.P., a Delaware limited partnership

BY: 
Name: COLIN WRIGHT
Title: AUTHORIZED AGENT

STATE OF UTAH

COUNTY OF DAVIS

On this 12 day of May, 2021, before me, a notary public, personally appeared COLIN WRIGHT, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as AUTHORIZED AGENT on behalf of CW The Charli Partnership, L.P., a Delaware limited partnership.


Notary Public

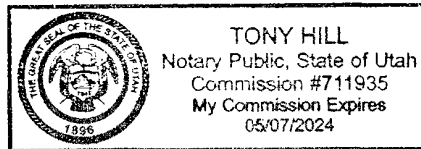


EXHIBIT A
Legal Description

Beginning at the Northwest corner of Lot 11, WALKERS SUBDIVISION of Block 4, Plat "A", Salt Lake City Survey; said point being on the South right-of-way line of 800 South Street; said point also being North 89°56'40" East, along the monument line, 222.87 feet and North 00°03'20" West, 723.61 feet from a Salt Lake City Survey Monument located in the intersection of 900 South Street and West Temple Street; and running thence South 89°55'15" East, along the South right-of-way line of 800 South Street, 141.00 feet to a point on the West right-of-way line of Richards Street; thence South 00°01'41" East, along said West right-of-way line of Richards Street, 245.00 feet to a point on the North line of Lot 13 of said Walkers Subdivision; thence North 89°55'15" West, along said North line of Lot 13, 141.00 feet; thence North 00°01'48" West, 245.00 feet to the point of beginning.

EXHIBIT B
Permitted Exceptions

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2021 a lien not yet due and payable.

NOTE: Taxes for the year 2020 have been paid under Parcel No. 15-12-277-021.

10. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, West Temple Gateway Neighborhood Development Plan, and is subject to any and all charges and assessments levied thereunder.

NOTE: None due and payable at Date of Policy.

11. Intentionally deleted by Title Company.
12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Claim, right, title or interest to water or water rights whether or not shown by the public records.
14. Intentionally deleted by Title Company.
15. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded November 30, 1976, as Entry No. 2881625, in Book 4420, at Page 415.
16. Intentionally deleted by Title Company.
17. Underground Right of Way Easement in favor of CW The Charli, LLC, its successors and assigns for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground sewer lines and all necessary or desirable accessories and appurtenances thereto and incidental purposes, by instrument dated June 10, 2019 and recorded June 12, 2019, as Entry No. 13007194, in Book 10790, at Page 7883.

18. Intentionally deleted by Title Company.
19. Intentionally deleted by Title Company.
20. Intentionally deleted by Title Company.
21. Intentionally deleted by Title Company.
22. Rights of parties in possession as tenants only under unrecorded leases without any right of first refusal or options to purchase, subject to the current rent roll.
23. Any lien, or right to a lien, for services, labor or material hereafter furnished, imposed by law and not shown by the Public Records.
24. Subject to the following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of April 16, 2021, as Job No. 10688, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:
 - a. Existing electric box(es), gas meter(s) located on the land without recorded easements.
 - b. Intentionally deleted by Title Company.