

Mail Recorded Deed and Tax Notice To:
The Olive QOZB, LLC, a Delaware limited liability company
1095 E 2100 S., Ste 110
Salt Lake City, UT 84106

13687987
6/10/2021 2:00:00 PM \$40.00
Book - 11188 Pg - 7736-7740
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.



File No.: 142914-CAF

SPECIAL WARRANTY DEED

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

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

The Olive 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.: 15-01-182-002 (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 10 day of June, 2021.

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

BY: *Darlene Carter*
Name: DARLENE CARTER
Authorized Agent

STATE OF UTAH

COUNTY OF DAVIS

On this 10 day of June, 2021, before me, personally appeared DARLENE CARTER, 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 on behalf of CW The Olive Partnership, L.P..

Tony Hill
Notary Public

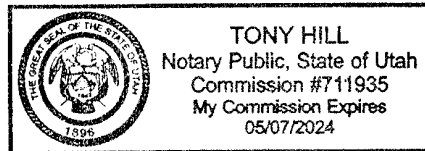


EXHIBIT A
Legal Description

Commencing at the Southwest corner of Lot 2, Block 61, Plat "A", Salt Lake City Survey; thence East 10 rods; thence North 10 rods; thence West 5 rods; thence North 4.7 feet; thence Northwesterly 98.27 feet parallel with and 8.5 feet distant from the center of spur track; thence South 219.27 feet to the beginning.

ALSO described by survey as follows:

Beginning at a point being the Southwest corner of Lot 2, Block 61, Plat "A", Salt Lake City Survey, said point also being South 89°58'08" West 724.28 feet and North 64.48 feet from the street monument located at the intersection of 300 South Street and 300 West Street, and running thence North 89°58'13" East 165.00 feet; thence North 00°01'02" West 165.00 feet; thence South 89°58'13" West 82.50 feet; thence North 00°01'02" West 4.70 feet; thence Northerly 98.26 feet along the arc of a 139.41 feet radius non-tangent curve to the right (center bears North 10°46'51" East and the long chord bears North 59°01'37" West 96.24 feet through a central angle of 40°23'03"); thence South 00°01'02" East 219.27 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 are accruing as a lien not yet due and payable under Parcel No. 15-01-182-002.
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, CBD 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. Said Land is located within the Downtown Economic Development Special Assessment District Extension CBIA-19 and is subject to any and all assessments and charges levied thereby.

NOTE: None due and payable at Date of Policy.

12. Notice of Assessment Interest wherein Salt Lake City, Utah claims an assessment interest in said Land arising out of the requirements of the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-19 and the terms and provisions of the Assessment Ordinance adopted by the City on March 5, 2019 levying an assessment against certain properties in the Assessment Area, dated April 22, 2019 and recorded November 15, 2019 as Entry No. 13125586 in Book 10860 at Page 7442.

NOTE: None due and payable at Date of Policy.

13. 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.
14. Claim, right, title or interest to water or water rights whether or not shown by the public records.
15. Right of Way Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission

and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded October 26, 1949, as Entry No. 1175668, in Book 716, at Page 30.

Quitclaim Deed by and between Questar Gas Company (Grantor) and Allan Goldberg, et al (Grantee), dated December 16, 2014 and recorded January 23, 2015 as Entry No. 11981317 in Book 10290 at Page 8590.

16. Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, dba Dominion Energy Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded August 4, 2017, as Entry No. 12590572, in Book 10585, at Page 4553.
17. Intentionally deleted by Title Company.
18. Intentionally deleted by Title Company.
19. A Lease to Occupy Public Property by and between Salt Lake City Corporation (Lessor) and CW The Olive Partnership, LP, a Utah limited liability company (Lessee), as disclosed in that certain Memorandum of Lease to Occupy Public Property recorded September 1, 2020 as Entry No. 13381362 in Book 11011 at Page 1699.
20. 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.
21. Any lien, or right to a lien, for services, labor or material hereafter furnished, imposed by law and not shown by the Public Records.
22. Subject to the following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of April 29, 2021, as Job No. 10705, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:
 - a. Chain link fence encroachment along a portion of the Northerly boundary line of the property