

13698615  
6/23/2021 12:49:00 PM \$40.00  
Book - 11195 Pg - 4085-4089  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

139465-GTF

RECORDING REQUESTED BY  
AND WHEN RECORDED, MAIL TO:

c/o Clear Capital, LLC  
10866 Wilshire Blvd., Suite 670  
Los Angeles, California 90024  
Attention: Greg Worchell

Tax Parcel Number(s): 21-05-351-019-0000

### **SPECIAL WARRANTY DEED**

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, VLJ COMMUNITIES, LLC, a Delaware limited liability company ("Grantor") located at 444 West Beech Street, Suite 300, San Diego, California 92101, does hereby convey and warrant (only as against all claiming by, through and under Grantor), to WESTERN MOUNTAIN VIEW LLC, a Delaware limited liability company ("Grantee") located at 10866 Wilshire Blvd., Suite 670, Los Angeles, California 90024, all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in West Valley City, County of Salt Lake, State of Utah, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

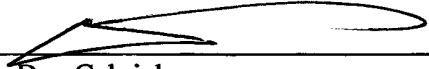
[Grantor Signature on Following Page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be ~~executed~~<sup>effective</sup>  
this 23rd day of June, 2021.

GRANTOR:

VLJ COMMUNITIES, LLC,  
a Delaware limited liability company

By: ColRich Multifamily Investments of Utah, LLC,  
a Delaware limited liability company,  
its Managing Member

By:   
Name: Dan Gabriel  
Title: Manager

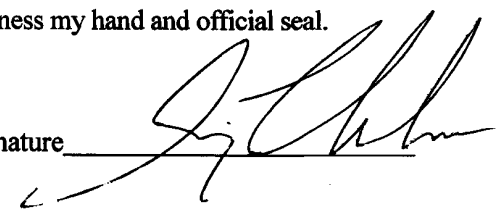
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On June 21, 2021, before me, Koji Nakano ; Notary Public, personally appeared Dan Gabriel who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument, the person(s) or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature 



(This area for official notarial seal)

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

Real property in the City of West Valley City, County of Salt Lake, State of Utah, described as follows:

Beginning at a point on the North line of 4700 South Street, said point being North 89°58'12" East 660.00 feet and North 0°01'48" West 53.00 feet from the Southwest Corner of Section 5, Township 2 South, Range 1 West, Salt Lake Base and Meridian, running thence North 0°01'48" West 607.00 feet; thence North 89°58'12" East 302.00 feet to the West line of 3860 West Street; thence Southerly along the arc of a 555.67 foot radius curve to the right for a distance of 113.84 feet (long chord bears South 5°50'22" West 113.65 feet) along said West line; thence South 11°42'31" West 17.63 feet along said West line; thence Southerly along the arc of a 611.67 foot radius curve to the left for a distance of 125.32 feet (long chord bears South 5°50'22" West 125.10 feet) along said West line; thence South 0°01'48" East 352.25 feet along said West line to the North line of 4700 South Street; thence South 89°58'12" West 274.0 feet along said North line of the point of beginning.

LESS AND EXCEPTING THEREFROM that portion conveyed to the Utah Department of Transportation by Warranty Deed recorded July 16, 1991, as Entry No. 5098003, in Book 6337, at Page 733, Salt Lake County Recorder's Office, being more particularly described as follows:

A parcel of land in fee for the widening of 4700 South Street incident to the construction of an expressway known as Project No. 1005, being part of an entire tract of property situated in the Southwest quarter of the Southwest quarter of Section 5, Township 2 South, Range 1 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract of property, which point is 934.00 feet North 89°58'12" East along the Section line and 53.00 feet North 0°01'48" West from the Southwest corner of said Section 5; thence South 89°58'12" West 66.92 feet along the Southerly boundary line of said entire tract; thence North 88°26'33" East 66.94 feet; thence South 0°01'48" East 1.78 feet along the Easterly boundary line of said entire tract to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Acts of Grantee, and those claiming by, through and under Grantee.
2. General and special taxes and assessments not yet delinquent.
3. Rights of tenants under leases, and those claiming by, through and under said tenants.
4. Zoning, building and other governmental and quasi-governmental laws, codes and regulations.
5. Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown of record.
6. Covenants, conditions, restrictions and private or public utility easements of record together with easements or claims of easements not shown by the public records.
7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Property.
8. All other matters of record.

Nothing in this Exhibit B to the Deed shall be deemed to impose or reimpose any covenant, condition, restriction, easement or other matter upon the Property.