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Book - 11242 Pg - 8634-8636
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

{the above space reserved for recorder}

Special Warranty Deed

This Special Warranty Deed, made this 24 day of September, 2021, by **SHERWIN-WILLIAMS REALTY HOLDINGS, INC.**, an Illinois corporation, ("Grantor"), for valuable consideration paid, conveys and warrants to **TRIANGLE INVESTORS, LLC**, a Utah limited liability company, whose address is 2180 South 1300 East, Suite 240, Salt Lake City, Utah 84106 ("Grantee"), the real property described in **Exhibit A** attached hereto ("Real Property").

The Real Property is conveyed subject to the (a) any applicable zoning ordinances, (b) easements, restrictions covenants, conditions, and all other matters of record, (c) taxes and assessments which are not yet due and payable, and (d) all matters which would be disclosed by an "as built" survey of the Property.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it will warrant and defend the Real Property, only against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

Prior Instrument References: Book 9433, Pages 6633-6636, Salt Lake County Records and Book 9433, Pages 6637-6640, Salt Lake County Records

Address: 2265 South Main Street, South Salt Lake City, Utah 84115 and 21 East Haven Avenue, South Salt Lake City, Utah 84115

PINs: 16-19-151-002-0000 and 16-19-151-004-0000

[Signature Page Follows]

Executed this 21st day of September, 2021.

Grantor:

**SHERWIN-WILLIAMS REALTY
HOLDINGS, INC.**, an Illinois corporation

By: 

Name: **Stephen J. Perlsutti**

Title: **Assistant Secretary**

STATE OF Ohio)
COUNTY OF Cuyahoga)
) ss.
)

On this 21st of September in the year of 2021, before me, Laura A. Moore, a notary public, personally appeared Stephen J. Perlsutti, the Assistant Secretary of **SHERWIN-WILLIAMS REALTY HOLDINGS, INC.**, an Illinois corporation, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed the same.

Witness my hand and official seal.



This instrument prepared by:
Craig A. Hairston, Esq.
Sonkin & Koberna, LLC
3401 Enterprise Parkway, Suite 400
Cleveland, Ohio 44122

EXHIBIT A

Legal Description

REAL PROPERTY IN THE COUNTY OF SALT LAKE, STATE OF UTAH,
DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING 40 FEET EAST AND 155.75 FEET SOUTH FROM THE
NORTHWEST CORNER OF LOT 12, BLOCK 40, TEN ACRE PLAT A, BIG FIELD
SURVEY; THENCE SOUTH 100 FEET; THENCE EAST 193 FEET; THENCE
NORTH 100 FEET; THENCE WEST 193 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOT 4, BLOCK 5, BURTON PLACE PLAT "A", ACCORDING TO THE OFFICIAL
PLAT THEREOF, FILED IN BOOK "F" OF PLATS AT PAGE 107 OF THE
OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.