

**RECORDING
REQUESTED BY AND
WHEN RECORDED
MAIL THIS DEED**

Fidelity National Title
Insurance Company
Attn: Cade Kauffman
2651 North Harwood,
Suite 450
Dallas, Texas 75201

13870420 B: 11294 P: 8770 Total Pages: 8
01/14/2022 01:15 PM By: ggasca Fees: \$40.00
GRANT- GRANT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 EAST BROADWAYSALT LAKE CITY, UT 84111

**AND, UNLESS
OTHERWISE SHOWN
BELOW, MAIL TAX
STATEMENT TO:**

D Murray, LLC
8762 Preston Trace Blvd,
Frisco, Texas 75033
MNT 89474

Space above this line for recorder's use

APN: 22-20-178-008

GRANT DEED

The Undersigned Grantor Declares:

Documentary Transfer Tax: \$ _____
City Tax: \$ _____

- COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
- COMPUTED ON FULL VALUE LESS VALUE OF LIENS OR ENCUMBRANCES
REMAINING AT TIME OF SALE.
- UNINCORPORATED AREA
- CITY OF SALT LAKE CITY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

G6 HOSPITALITY PROPERTY LLC, a Delaware limited liability company,

hereby GRANT(S) to

D MURRAY, LLC, a Utah limited liability company,

that certain real property located in the City of Murray, County of Murray, State of Utah, more

particularly described on EXHIBIT "A" attached hereto and incorporated herein for all purposes, subject to those matters listed on EXHIBIT "B" attached hereto and incorporated herein for all purposes.

NOTWITHSTANDING ANYTHING TO THE CONTRARY, AS SET FORTH IN SECTION 3 OF THAT CERTAIN PURCHASE AND SALE AGREEMENT DATED NOVEMBER 11, 2021 BETWEEN GRANTOR AND GRANTEE'S PREDECESSOR-IN-INTEREST (THE "PURCHASE AGREEMENT"), WHICH IS HEREBY INCORPORATED BY REFERENCE AS IF HEREIN SET OUT IN FULL, EXCEPT FOR GRANTOR'S REPRESENTATIONS AND WARRANTIES SET FORTH IN THE PURCHASE AGREEMENT AND THE WARRANTY OF TITLE AS SET FORTH HEREIN, THE ASSETS CONVEYED HEREUNDER ARE CONVEYED BY SELLER AND ACCEPTED BY PURCHASER IN AN "AS IS" CONDITION "WITH ALL FAULTS" AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTIES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF SELLER. SELLER HAS NOT, DOES NOT, AND WILL NOT MAKE ANY WARRANTIES OR REPRESENTATION, EXPRESS OR IMPLIED, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OR CONDITION, MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE ASSETS.

[Signatures on the following page]

IN WITNESS WHEREOF, Grantor has executed this Grant Deed to be effective as of the 6 day of January, 2022.

GRANTOR:

G6 HOSPITALITY PROPERTY LLC,
a Delaware limited liability company

By: [Signature]
Name: R. Puleschi
Title: CEO

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 TEXAS)
) ss:
COUNTY OF DENTON)

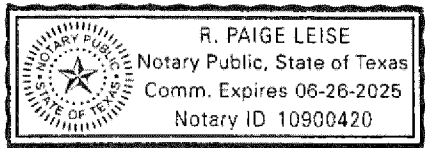
On January 6, 2022 before me, R. Paige Leise
Notary Public (insert name and title of the officer),

personally appeared Robert Puleschi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: [Signature]



[Seal]

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Parcel 1:

Part of the North half of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point which is 2237.39 feet South 00°10'45" West and 279.49 feet North 89°49'06" West from the monument location referenced by the Salt Lake County Surveyor and marking the North quarter corner of said Section 20, said point also being 632.50 feet South 89°49'06" East along the monument line of 6600 South Street and 328.33 feet North 00°10'54" East from the Salt Lake County street monument found marking the intersection of 900 East Street and 6600 South Street; and running thence South 89°49'06" East 492.72 feet to the Westerly line of that parcel of land described in Book 5795 at page 2416 in the office of the Salt Lake County Recorder; thence South 00°14'56" West 40.04 feet along said line to the Southerly line of said parcel of land; thence South 83°04'05" East 26.19 feet along said line; thence South 78°44'07" East 29.30 feet to the old center line of Little Cottonwood Creek (location established by the Salt Lake County Surveyor); thence South 13°44'23" West 235.95 feet along said line to the Northerly right of way line of 6600 South Street, said point being North 13°44'23" East 14.16 feet from the rebar and cap marked "SLCO Surveyor" set as a monument marking the old center line of Little Cottonwood Creek; thence North 87°51'15" West 227.57 feet along said right of way line; thence North 04°26'37" East 2.00 feet along said line; thence North 89°49'06" West 264.83 feet along said line; thence leaving said right-of-way line North 00°10'54" East 268.33 feet to the point of beginning.

Parcel 1A:

A non-exclusive right of way as disclosed by that certain Special Warranty Deed recorded August 29, 1996 as Entry No. 6442919 in Book 7477 at page 1869, over the following described tract to-wit:

Part of the North half of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point which is 2237.39 feet South 00°10'45" West and 279.49 feet North 89°49'06" West from the monument location referenced by the Salt Lake County Surveyor and marking the North quarter corner of said Section 20, said point also being 632.50 feet South 89°49'06" East along the monument line of 6600 South Street and 328.33 feet North 00°10'54" East from the Salt Lake County Street Monument found marking the intersection of 900 East Street and 6600 South Street; and running thence South 00°10'54" West 268.33 feet to the Northerly right of way line of 6600 South Street; thence North 89°49'06" West 20.00 feet along said line; thence North 00°10'54" East 268.33 feet; thence South 89°46'06" East 20.00 feet to the point of beginning.

EXHIBIT "B"

Permitted Encumbrances

- 1.(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a Public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, that are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) 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 by the Public Records.
6. Taxes for the year 2021 have been paid in the amount of \$48,980.13. (Tax ID No. 22-20-178-008)
7. The land described herein is located within the boundaries of Murray City and is subject to any assessments levied thereby. For current status call (801) 264-2626.
The land described herein is located within the boundaries of the Cottonwood Improvement District and is subject to any assessments levied thereby. For current status call (801) 943-7671.
8. Water Rights, claims or title to water, whether or not shown by the public records.
9. Any rights, interests or easements in favor of the State of Utah, the United States of America, or the public which exist or are claimed to exist in and over the waters, bed and banks of Little Cottonwood Creek.
10. That portion of the property, if any, included within the description to be insured herein, which was acquired, or may hereafter be acquired by virtue of avulsion or the artificial alteration of the course of a stream or river, or lands that may have been lost by sudden artificial alteration in the course of a stream or river prior to the issue date of this document; and any adverse claim based on the assertion that the bed of a river or stream has changed location as a result of other than natural causes.
11. Acknowledgement and Disclosure

Dated: January 24, 1997
Recorded: January 24, 1997
Entry No.: 6556236
Book/Page: 7583 / 2890

Wherein the subject property is either partially or wholly located within a Natural Hazards Special Study Area as shown on the Natural Hazards Map adopted by the Board of County Commissioners of Salt Lake County pursuant to Ordinance No. 1074 for: Moderate Liquefaction Potential

12. Easement, and the terms and conditions thereof:

Grantor: Homestead Village Incorporated, a Maryland corporation

Grantee: Salt Lake City Corporation

Purpose: a 50 foot wide perpetual easement and right of way for construction, operation, and continued maintenance, repair, alteration, inspection and replacement of the Jordan and Salt Lake City canal.

Recorded: February 18, 1997

Entry No.: 6573800

Book/Page: 7599 / 2185

13. Utility Permit, including the terms and conditions thereof:

Between: Salt Lake City Corporation, a municipal corporation

And: Homestead Village Incorporated, a Maryland corporation

Dated: November 6, 1996

Recorded: February 18, 1997

Entry No.: 6573801

Book/Page: 7599 / 2187

Providing: A permit from the City for using part of the canal property for the installation of the following: 15" Storm Drain Line with casing, 8" sanitary sewer line with casing, 8" water line with casing, telephone cables, water laterals, fire hydrant, (faculties) across or underneath said canal property.

14. Reservations in favor of the Grantor:

Grantor: Albena B. Aiello, Trustee of the Albena B. Aiello Trust dated March 7, 2002

Dated: December 15, 2003

Recorded: December 19, 2003

Entry No.: 8928708

Book/Page: 8989 / 8698

Reserving: A right of way over the following described tract to-wit:

Beginning at a point which is 117.80 rods (1943.70 feet) South and North 89°30'00" West 23 rods (379.50 feet) and South 100 feet across a certain 100 foot wide parcel of land conveyed to the Utah Department of Transportation as recorded in Book 5572 at Page 444, and the South 197.00 feet; and East 80 feet of the Northeast corner of the Northwest quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 20 feet; thence South 330 feet, more or less, to the center line of 6600 South Street; thence West along said center line 20 feet; thence North 330 feet, more or less to the point of beginning.

And as shown in that certain Agreement for Easement and Right of Way recorded December 19, 2003 as Entry No. 8928709 in Book 8925 at page 4603 of official records.

Note: Vestee of the subject property was not a party to said Agreement.

15. Any loss or claim by reason of a boundary overlap over the westerly 5 feet more or less of subject property as disclosed by that certain Special Warranty Deed recorded March 11, 2009 as Entry No. 10644206 in Book 9696 at page 2123 of official records.

Note: It appears that the vestee of the subject property has paramount title.

16. Subject to the rights of parties in possession of the subject property under unrecorded leases, rental or occupancy agreements and any claims thereunder.

17. Subject, but not limited, to the following items, as disclosed by a survey prepared by Bock & Clark's National Surveyors Network , having been certified under the date of May 15, 2012 , by David D. Peterson, a Registered Land Surveyor holding License No. 295720, as Job No. 201200387, including but not limited to the following:

- a. Fence lines do not match property lines.
- b. Matters since date of policy.