

When Recorded, Return To:

AGTL West Valley Owner, L.L.C.
c/o Angelo, Gordon & Co., L.P.
245 Park Ave, 24th Floor
New York, New York 10167

13893856 B: 11307 P: 4582 Total Pages: 4
02/17/2022 03:59 PM By: ndarmiento Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

APN: 15-33-251-008 and 15-33-251-011

CT-148093-CAU

GENERAL WARRANTY DEED

STAY VFM, LLC, a Utah limited liability company, as grantor, having a mailing address of 259 South Riverbend Way, Suite 102, North Salt Lake, Utah 84054, hereby CONVEYS AND WARRANTS to AGTL WEST VALLEY OWNER, L.L.C., a Delaware limited liability company, as grantee, having a mailing address of 245 Park Ave, 24th Floor, New York, New York 10167, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all the following described real property in Salt Lake County, Utah:

Beginning at a point on the North line of 3800 South Street which is 396 feet North 89°56'00" East along the Quarter Section line and North 30.00 feet from the center of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 630.31 feet (measured North 0°00'44" East 630.36 feet to a point on the South line of that property defined by a Special Warranty Deed found in Book 9555, at Page 7461), thence East 253.08 feet (measured North 89°57'20" East 252.93 feet along said line to a point on the West property line as defined by said Special Warranty Deed), thence South 0°04'00" East 630.01 feet along an existing fence to the North right of way line of 3800 South Street (measured the following three calls as defined by said Special Warranty Deed South 0°04'00" East 330.16 feet, thence East 1.11 feet, thence South 0°04'00" East 300.83 feet), thence South 89°56'00" West 253.81 feet (measured 254.10 feet) along the North line of 3800 South Street to the point of beginning.

Subject to the exceptions as shown on Exhibit A.

[Signature Page Follows]

Exhibit A
Exceptions to Title

1. Taxes for the year 2022 are accruing as a lien not yet due and payable under Parcel No. 15-33-251-008. Taxes for the year 2022 are accruing as a lien not yet due and payable under Parcel No. 15-33-251-011.

2. The herein described Land is located within the boundaries of West Valley City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Granger – Hunter Improvement District, Central Utah Water Conservancy District, City Center Redevelopment Project Area, City Center Community Development Project Area, and is subject to any and all charges and assessments levied thereunder. NOTE: None due and payable at date of Deed.

3. 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 herein.

4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

5. Easement in favor of The Telluride Power Company, a Colorado corporation to erect and maintain one (2) line or poles and electric transmission circuits and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded September 8, 1902, as Entry No. 161304, in Book 6C, at Page 244. (exact location not disclosed)

6. Notice of Adoption of City Center Redevelopment Project Area Plan Entitled "City Center Redevelopment Project Area Plan", recorded September 13, 2004 as Entry No. 9171011 in Book 9036 at Page 6118.

7. Notice of Adoption of Community Development Project Area Plan Entitled "City Center Community Development Project Area Plan", recorded November 6, 2006 as Entry No. 9900007 in Book 9376 at Page 7161.

8. Notice of Adoption of Amended Community Development Project Area Plan Entitled "Amended City Center Development Project Area Plan", recorded February 22, 2007 as Entry No. 10010994 in Book 9425 at Page 5766.

9. Notice of Adoption of Ordinance Amending City Center Community Development Project Area Plan (amending legal description and map), recorded February 27, 2007 as Entry No. 10015853 in Book 9427 at Page 6518.

10. Ordinance No. 07-16 Amending Ordinance No. 06-68 That Adopted the Original City Center Community Development Project Area Plan, Amending Said Community Development Project Area Plan and Adopting the Amended Community Development Project Area Plan Entitled "Amended City Center Community Development Project Area Plan", recorded February 27, 2007 as Entry No. 10015854 in Book 9427 at Page 6523.

11. Notice of Adoption of Amended City Center Redevelopment Project Area Plan Entitled "Amended City Center Redevelopment Project Area Plan", recorded October 24, 2007 as Entry No. 10256690 in Book 9529 at Page 2617.

12. Construction, Operation and Reciprocal Easement Agreement by and between VFM-ALC LC, a Utah limited liability company, VFM-CPZ LC, a Utah limited liability company, River Ridge VFM, L.L.C., a Utah limited liability company, and Hill Field Holding VFM, L.L.C., a Utah limited liability company and Costco Wholesale Corporation, a Washington corporation, recorded July 17, 2006 as Entry No. 9784299 in Book 9322 at Page 7622.

13. First Amendment to Construction, Operation and Reciprocal Easement Agreement, recorded June 30, 2009 as Entry No. 10744097 in Book 9741 at Page 6810.
14. Amendment to Construction, Operation and Reciprocal Easement Agreement, recorded June 9, 2011 as Entry No. 11196035 in Book 9929 at Page 9110.
15. Third Amendment to Construction, Operation and Reciprocal Easement Agreement, recorded December 24, 2018 as Entry No. 12908319 in Book 10741 at Page 888.
16. Supplemental Declaration of Covenants and Restrictions, recorded July 1, 2019 as Entry No. 13021139 in Book 10798 at Page 7284.
17. Fourth Amendment to Construction, Operation and Reciprocal Easement Agreement, recorded October 23, 2019 as Entry No. 13106201 in Book 10849 at Page 5496.
18. Supplemental Declaration of Covenants and Restrictions, recorded October 25, 2019 as Entry No. 13108267 in Book 10850 at Page 7940.
19. Supplemental Declaration of Covenants and Restrictions, recorded February 18, 2021 as Entry No. 13570709 in Book 11120 at Page 6895.
20. Declaration of Easements and Restrictions by Coventry III/Satterfield Helm Valley Fair, LLC, a Delaware limited liability company, dated January 7, 2010 and recorded January 7, 2010 as Entry No. 10874704 in Book 9795 at Page 1537.
21. Cover Page for Recording of Duplicate Original Document entitled "Reciprocal Easement Agreement" and Affidavit as to order of previously recorded documents, recorded January 11, 2010 as Entry No. 10875986 in Book 9795 at Page 8075.
22. Supplemental Declaration of Covenants and Restrictions, recorded July 1, 2019 as Entry No. 13021139 in Book 10798 at Page 7284.
23. Reciprocal Easement Agreement by and among Coventry III/Satterfield Helm Valley Fair, LLC, a Delaware limited liability company, In-N-Out Burgers, a California corporation, and Real Estate Investment Partners, LLC, a Utah limited liability company, dated January 7, 2010 and recorded January 7, 2010 as Entry No. 10874705 in Book 9795 at Page 1629.
24. Cover Page for Recording of Duplicate Original Document entitled "Reciprocal Easement Agreement" and Affidavit as to order of previously recorded documents, recorded January 11, 2010 as Entry No. 10875986 in Book 9795 at Page 8075.
25. Supplemental Declaration of Covenants and Restrictions, recorded July 1, 2019 as Entry No. 13021139 in Book 10798 at Page 7284.
26. Reciprocal Easement Agreement by and among Coventry III/Satterfield Helm Valley Fair, LLC, a Delaware limited liability company, In-N-Out Burgers, a California corporation, and Real Estate Investment Partners, LLC, a Utah limited liability company, dated January 7, 2010 and recorded January 7, 2010 as Entry No. 10874705 in Book 9795 at Page 1629.
27. Cover Page for Recording of Duplicate Original Document entitled "Reciprocal Easement Agreement" and Affidavit as to order of previously recorded documents, recorded January 11, 2010 as Entry No. 10875986 in Book 9795 at Page 8075.
28. Terms and conditions of that certain Special Warranty Deed and Reservation of Easement, recorded June 9, 2011 as Entry No. 11196032 in Book 9929 at Page 9086.
29. Development Agreement by and between Stay Capital, LLC, a Utah limited liability company and West Valley City, a municipal corporation and political subdivision of the State of Utah, dated August 27, 2019 and recorded September 23, 2019 as Entry No. 13080914 in Book 10834 at Page 8628.