

MAIL RECORDED DEED AND TAX NOTICE TO:

MWIC Magna, LLC
Attn: Mountain West Investment Corporation, Manager
201 Ferry Street SE, Suite 400
Salem, OR 97301

13922674 B: 11323 P: 2712 Total Pages: 3
03/30/2022 03:14 PM By: dconway Fees: \$40.00
SWD- SPECIAL 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

CT-156926-CAF

SPECIAL WARRANTY DEED

MWIC Magna Apartments, LLC, a Utah limited liability company

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

MWIC Magna, LLC, a Utah limited liability company

GRANTEE(S), of Salem, State of Oregon

for the sum of Ten Dollars (\$10.00) 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.: 14-32-201-066 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

DATED: March 29, 2022

GRANTOR:

MWIC MAGNA APARTMENTS, LLC, a Utah limited liability company

By: Lake Union Partners Seattle, LLC, a Washington limited liability company, Co-Manager

By: *Patrick Foley*
Name: Patrick Foley
Title: Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Patrick Foley** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Manager of Lake Union Partners Seattle, LLC, a Washington limited liability company, the Co-manager of MWIC Magna Apartments, LLC, a Utah limited liability company,** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 29, 2022.



Shelby Hjort
[PRINT NAME] *Shelby Hjort*
NOTARY PUBLIC for the State of Washington,
residing at *Seattle 98103*
My appointment expires: *04/20/2025*

EXHIBIT A

Legal Description

PARCEL 1:

Beginning at a point on the East right-of-way line of 8400 West Street which is South 734.30 feet and East 68.88 feet from the North quarter corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian basis of bearing being the North line of said Section 32 which bears South 89°49'24" East; thence South 89°44'24" East 511.98 feet; thence South 00°15'36" West 111.18 feet; thence South 89°39'43" East 391.33 feet; thence South 63°22'42" East 13.48 feet; thence South 39°23'31" East 48.27 feet; thence South 00°10'36" West 353.67 feet to a point on the North line of the Utah and Salt Lake Canal and to a point on a 604.45 foot radius curve to the left, the chord of which bears South 89°03'18" West; thence Westerly along said North line and said curve through a central angle of 38°36'34" a distance of 407.31 feet; thence South 69°45'01" West along said North line 127.78 feet; thence North 00°44'30" East 190.73 feet; thence North 82°16'05" West 8.58 feet; thence North 14°25'04" West 35.16 feet; thence South 87°12'47" West 411.49 feet to the East right-of-way line of 8400 West Street; thence North 00°08'25" East along said East line 357.74 feet to the point of beginning.

PARCEL 1A:

Reciprocal pedestrian and vehicular ingress and egress easements as more particularly defined in those certain following instruments: (i) recorded February 7, 1986 as Entry Nos. 4199263 and 4199264 in Book 5734 at Pages 1380 and 1384; (ii) recorded November 3, 1986 as Entry Nos. 4342468 and 4342469 in Book 5835 at Pages 1265 and 1268; and (iii) recorded December 14, 1994 as Entry No. 5985382 in Book 7071 at Page 183 of official records.