

This instrument prepared by:
Guaranty Commercial Title, Inc.
465 Nicollet Mall, Suite 230
Minneapolis, MN 55401
Attn: Kristy Lieblein

13961395 B: 11344 P: 39 Total Pages: 4
05/31/2022 03:20 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CSC ERECORDING
919 N 1000 WLOGAN, UT 84321

Mail Tax Notice to Grantee:
Emeril 800 LLC
P.O. Box 522057
Salt Lake City, UT 84152

Warranty Deed

Roers SLC West Limited Partnership, a Minnesota limited partnership, with an address of 110 Cheshire Lane, Suite 120, Minnetonka, Minnesota, 55305 (“Grantor”), as of May 27, 2022, hereby CONVEYS and WARRANTS to Emeril 800 LLC, a Utah limited liability company, with an address of 948 W Colmar Ave, Salt Lake City, UT 84104 (“Grantee”) for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake City, Salt Lake County, State of Utah:

See Exhibit A attached hereto.

To have and to hold said Property unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to only to those matters in Exhibit B attached hereto.


[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.

GRANTOR:

ROERS SLC WEST LIMITED PARTNERSHIP,
a Minnesota limited partnership

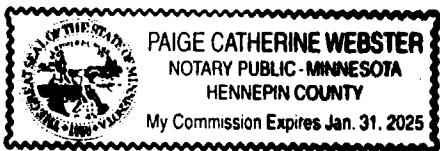
By: Roers SLC West GP LLC,
a Minnesota limited liability company
Its: General Partner

By: 
Brian J. Roers, Authorized Signer

STATE OF MINNESOTA)
)ss.
COUNTY OF Hennepin)

On this 26 day of May, 2022, before me personally appeared Brian J. Roers, to me known to be the Authorized Signer, of Roers SLC West GP LLC, a Minnesota limited liability company, the General Partner of Roers SLC West Limited Partnership, a Minnesota limited partnership, that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Signature: Paige Webster

Name: Paige Webster

My Commission Expires: Jan. 31, 2025

[Signature Page - Warranty Deed]

EXHIBIT A

Legal Description

PARCEL 1:

BEGINNING 10 RODS WEST OF THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 7, BLOCK 58, PLAT "C", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 3 1/3 RODS; THENCE SOUTH 9 RODS; THENCE EAST 3 1/3 RODS; THENCE NORTH 9 RODS TO THE PLACE OF BEGINNING.

PARCEL IDENTIFICATION NO. 08-35-457-016.

PARCEL 2:

BEGINNING AT A POINT 1 ROD SOUTH OF THE NORTHEAST CORNER OF LOT 8, BLOCK 58, PLAT "C", SALT LAKE CITY SURVEY, IN THE CITY OF SALT LAKE, AND RUNNING THENCE WEST 9 RODS; THENCE SOUTH 3 RODS; THENCE EAST 9 RODS; THENCE NORTH 3 RODS TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 08-35-457-024.

PARCEL 3:

BEGINNING AT A POINT 1 ROD SOUTH OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 58, PLAT "C", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 6 RODS; THENCE WEST 9 RODS; THENCE SOUTH 6 RODS; THENCE EAST 9 RODS TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 08-35-457-025.

PARCEL 4:

BEGINNING 4 RODS SOUTH AND 9 RODS WEST OF THE NORTHEAST CORNER OF LOT 8, AND RUNNING THENCE NORTH 9 RODS; THENCE WEST 1 ROD; THENCE SOUTH 9 RODS; THENCE EAST 1 ROD TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 08-35-457-035.

EXHIBIT B

1. Claim, Right, Title or Interest to water or water rights whether or not shown by the Public Records.

2. Taxes for the year 2022, are now a lien, not yet due and payable. Taxes for the year 2021 have been paid in the amount of \$1,556.70. Tax Serial No. 08-35-457-016.

Taxes for the year 2022, are now a lien, not yet due and payable. Taxes for the year 2021 have been paid in the amount of \$2,445.14. Tax Serial No. 08-35-457-024.

Taxes for the year 2022, are now a lien, not yet due and payable. Taxes for the year 2021 have been paid in the amount of \$2,470.75. Tax Serial No. 08-35-457-025.

Taxes for the year 2022, are now a lien, not yet due and payable. Tax Serial No. 08-35-457-035.

3. Said property is included within the boundaries of Salt Lake City, and is subject to the charges and assessments thereof. (None now due and payable).

4. Said property is included within the boundaries of Metropolitan Water District of Salt Lake and Sandy, and is subject to the charges and assessments thereof. (None now due and payable)

5. Said property is included within the boundaries of North Temple Urban Renewal District, and is subject to the charges and assessments thereof. (None now due and payable) Ordinance No. 556 of 2011 (adoption of North Temple Urban Renewal Area Project Area Plan) recorded October 13, 2011, as Entry No. 11260079, in Book 9957 at Page 6699, of Official Records.

6. Salt Lake City Ordinance No. 70 of 2005, Adopting the Central Community Master Plan, recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records.

7. Matters disclosed by that certain ALTA/NSPS Land Title Survey, dated May 12, 2020, prepared by Focus Engineering and Surveying, LLC, as Job No. 20-0146, certified by Spencer W. Llewelyn, License No. 10516507, including, but not limited to the following:

- (a) Utility Lines, poles and facilities found within the Subject parcels as shown on Survey.
- (b) Fenceline Discrepancies as shown on Survey.
- (c) Storm drainage facilities as shown on Survey