

AFTER RECORDING RETURN TO:

Silos South Apartments, LLC
2170 S McClelland St.
Suite 100
Salt Lake City, UT 84106

13973821 B: 11350 P: 4853 Total Pages: 6
06/22/2022 04:35 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Parcel No. 15-01-377-017-0000
157822-MCB

SPECIAL WARRANTY DEED

Six Bugs Holdings, LLC, a Utah limited liability company (“Grantor”), having an address of 9350 South 150 East, Suite 1000 Sandy, Utah 84070, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, but only against Grantor’s own actions and no other actions (or inactions) of any other party whatsoever, to Silos South Apartments, LLC, a Delaware limited liability company (“Grantee”), having an address at 2170 S McClelland St. Suite 100, Salt Lake City, UT 84106, the following described tract of land located in Salt Lake County, State of Utah:

See Exhibit A, attached hereto and incorporated herein by reference.

TOGETHER WITH all easements, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto; and together with all improvements located thereon.

SUBJECT ONLY TO those “Permitted Exceptions” set forth on Exhibit B attached hereto and incorporated herein by this reference, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 17th day of June, 2022.

GRANTOR:

Six Bugs Holdings, LLC, a Utah limited liability company

BY:  _____
Gregory Miller, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 17th day of June, 2022, before me, personally appeared Gregory Miller, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Six Bugs Holdings, LLC, a Utah limited liability company


Notary Public



EXHIBIT "A"

(Description of Property)

All of Lots 2 and 3, Block 29, Plat "A", Salt Lake County Survey, according to the official Plat thereof, records of Salt Lake County, State of Utah, more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block 29, Plat "A", said point being North 00°01'01" West 19.05 feet and North 89°58'59" East 65.64 feet from the brass cap offset monument located in 600 South Street (intersecting street, 500 West Street) and running thence North 00°09'27" East 330.10 feet along the East right-of-way line of 500 West Street to the North line of Lot 3, Block 29, Plat "A"; thence North 89°52'34" East 330.16 feet along the said North line of Lot 3 to the East line of said Lots 2 and 3, Block 29, Plat "A"; thence South 00°09'26" West 330.11 feet along said West line of Lots 2 and 3 to the North right-of-way line of 600 South Street; thence South 89°52'41" West 330.16 feet along said North right-of-way line to the point of beginning.

Address of the Property: 470 West 600 South, Salt Lake City, Utah 84101

Tax Parcel ID #: 15-01-377-017-0000.

Exhibit B
(Permitted Exceptions)

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2022 are accruing as a lien not yet due and payable under Parcel No. 15-01-377-017.
10. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.

NOTE: None due and payable at Date of Policy.

11. 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.
12. 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 in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
14. Pole Line Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded November 21, 1961, as Entry No. 1812530, in Book 1864, at Page 420.
15. Standard Form Agreement for Waiver of Installation of Public Way Improvement by and between Salt Lake City, a municipal corporation of the State of Utah and Wholesale Stationers, recorded March 12, 1992 as Entry No. 5214070 in Book 6423 at Page 1413.
16. Non-compete restriction as set forth in that certain Special Warranty Deed, recorded September 9, 2004 as Entry No. 9168685 in Book 9035 at Page 6727.
17. Intentionally deleted by Title Company.
18. Unrecorded Lease Agreement, dated October 1, 2004, by and between R.O.A. General, Inc., dba Reagan Outdoor Advertising (Lessee) and Euro Treasures LLC (Lessor) as evidenced in that certain Notice of Claim of Interest, recorded October 8, 2008 as Entry No. 10537083 in Book 9649 at Page 4691.

19. An Unrecorded Lease Agreement dated October 19, 2017 by and between Six Bugs Holdings, LLC, a Utah limited liability company (Landlord) and Euro Treasures Properties II, LLC, a Utah limited liability company (Tenant), as evidenced in that certain Memorandum of Lease recorded October 19, 2017 as Entry No. 12640365 in Book 10610 at Page 6271.
20. Unrecorded Lease Agreement, dated December 1, 2017 by and between R.O.A. General, Inc., dba Reagan Outdoor Advertising (lessee) and Six Bugs Holdings LLC (lessor) as evidenced in that certain Notice of Claim of Interest recorded January 7, 2019 as Entry No. 12914351 in Book 10744 at Page 283.
21. Findings and Order Consolidation of Lots/Parcels Not Part of a Previously Recorded Subdivision recorded August 9, 2019 as Entry No. 13048808 in Book 10814 at Page 5640.
22. Intentionally deleted by Title Company.
23. Intentionally deleted by Title Company.
24. The following matters disclosed on that certain survey prepared by McNeil Engineering, having been certified under the date of May 3, 2022, as Job No. 22049, by David B. Draper, a Professional Land Surveyor holding License No. 6861599:
 - a. Existing utilities, including but not limited to: storm drain grates; metal lids; and power lines, poles, and guy wires located on and across the Land without recorded easements
 - b. Existing spur tracks located on and across the Land
 - c. Existing gate located along easterly boundary line