

Prepared by and return to:

Eisner, LLP  
Attn: Sam Zodeh, Esq.  
9601 Wilshire Blvd., 7<sup>th</sup> Floor  
Beverly Hills, California 90201

**13975040 B: 11351 P: 944 Total Pages: 4**  
**06/24/2022 02:07 PM By: aallen Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS IRV  
18500 VON KARMAN AVE., SUITE 61R VINE, CA 92612

APN: 15-35-400-015-000

---

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and entered into as of this 22 day of June, 2022 by DRIFTWOOD PARK, LLC, a Delaware limited liability company, whose post office address is 4 Embarcadero Ctr #3330, San Francisco, California 94111 (hereinafter called the "**Grantor**"), to 3945 S 700 W APARTMENTS, LLC, a Delaware limited liability company, whose post office address is c/o Eisner, LLP, Attn: Sam Zodeh, 9601 Wilshire Boulevard, 7<sup>th</sup> Floor, Beverly Hills, California 90201 (hereinafter called the "**Grantee**").

**W I T N E S S E T H:**

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Salt Lake County, State of Utah (the "**Property**"), as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and the Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

The Property is subject to those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by this reference; however, this reference shall not serve to re-impose the same.

When Recorded Return to: \_\_\_\_\_  
First American Title Insurance Company  
National Commercial Services  
18500 Von Karman Ave, Suite 600  
Irvine, CA 92612  
File No: NCS -1128868-SA1

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

**GRANTOR:**

DRIFTWOOD PARK, LLC,  
a Delaware limited liability company

By: III Centrum Associates Limited Partnership,  
a California limited partnership,  
its Sole Member

By: Centrum III Development Corporation,  
a California corporation  
its General Partner

By: *Patricia White Wilson*  
Name: Patricia White Wilson  
Title: President

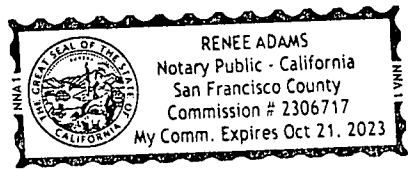
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California }  
COUNTY OF San Mateo } ss

On June 22, 2022, before me, Renee Adams,  
Notary Public, personally appeared, Patricia White Wilson who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.  
*Renee Adams*  
Notary Public



Signature Page to Special Warranty Deed

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF 700 WEST STREET AND THE SOUTH LINE OF 3900 SOUTH STREET SAID POINT BEING SOUTH 0°02'30" EAST 67.00 FEET ALONG THE CENTERLINE OF 700 WEST STREET AND SOUTH 89°54'15" EAST 33.00 FEET FROM A STREET MONUMENT AT THE INTERSECTION OF 3900 SOUTH STREET AND 700 WEST STREET, SAID POINT OF BEGINNING ALSO BEING SOUTH 89°55'00" WEST 206.07 FEET TO THE CENTERLINE OF 700 WEST STREET AND NORTH 0°02'30" WEST 1691.57 FEET ALONG THE CENTERLINE OF SAID 700 WEST STREET AND SOUTH 89°54'15" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE SOUTH 89°54'15" EAST 288.91 FEET ALONG THE SOUTH LINE OF SAID 3900 SOUTH STREET TO THE WEST LINE OF A SURVEY PREPARED BY J.F. VAROZ AND ASSOCIATES ON RECORD WITH THE SALT LAKE COUNTY SURVEYOR, FILE NO. S95-12-0649; THENCE SOUTH 564.13 FEET ALONG AND BEYOND THE WEST LINE OF SAID J.F. VAROZ AND ASSOCIATES SURVEY TO THE NORTH LINE OF A SURVEY PREPARED BY AND ON RECORD WITH THE SALT LAKE COUNTY SURVEYOR, FILE NO. S95-04-0134; THENCE NORTH 89°00'30" WEST 115.45 FEET ALONG THE NORTH LINE OF SAID SALT LAKE COUNTY SURVEYOR SURVEY; THENCE WEST 173.07 FEET TO THE EAST LINE OF 700 WEST STREET; THENCE NORTH 0°02'30" WEST 562.62 FEET ALONG THE EAST LINE OF SAID 700 WEST STREET TO THE POINT OF BEGINNING.

Exhibit A to Special Warranty Deed

## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. Taxes for the year 2022, a lien not yet due and payable as of the Date of Policy. Tax Parcel No. 15-35-400-015-000
2. Any charge upon the land by reason of its inclusion in Millcreek City, Mt. Olympus Improvement and Wasatch Front Waste & Recycling. None due or payable as of the Date of Policy.
3. An easement over, across or through the Land for communication and other facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded June 14, 1985 as Entry No. 4098476 in Book 5662 at Page 2937 of Official Records.
4. An easement over, across or through the Land for gas transmission and distribution facilities and incidental purposes, as granted to Mountain Fuel Supply Company by Instrument recorded June 27, 1985 as Entry No. 4103676 in Book 5666 at Page 1995 of Official Records.
5. An easement over, across or through the Land for a pipeline for transportation and incidental purposes, as granted to Salt Lake City Suburban Sanitary District #1 by Instrument recorded October 22, 1985 as Entry No. 4153404 in Book 5702 at Page 281 of Official Records.
6. An easement over, across or through the Land for a broadband communications system and incidental purposes, as granted to Comcast of Utah II, Inc. by Instrument recorded July 21, 2009 as Entry No. 10758940 in Book 8747 at Page 7095 of Official Records.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
8. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.
9. The following matters disclosed by an ALTA/NSPS survey made by JRN Civil Engineers on June 3, 2022 and last revised June 7, 2022, designated Job No. 21409:
  - A. The fact that a chain link fence encroaches onto the Easterly portion of the Land.
  - B. The fact that a bus stop encroaches onto the Westerly portion of the Land.