

WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO:

1000 E Sugarhouse Apartments, LLC  
3021 Citrus Circle, Suite 130  
Walnut Creek, California 94598  
Attn: Chuck Bond and Evan Hyde  
**CTIA NO. 158201-CAF**

Tax Parcel No. 16-20-136-010, 16-20-136-011, 16-20-136-012,  
16-20-136-013

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(Space Above For Recorder's Use)

**SPECIAL WARRANTY DEED**

DEVLIN ENTERPRISES, INCORPORATED, a Utah corporation ("Grantor"), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to 1000 E SUGARHOUSE APARTMENTS, LLC, a Delaware limited liability company ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration the tract of land in Salt Lake County, State of Utah described on Exhibit A attached hereto:

"See Exhibit A"

Subject to easements, restrictions and rights of way appearing of record or enforceable in law or equity and general property taxes for the year 2022 and thereafter.

Grantor further conveys to Grantee any water rights that are appurtenant to the foregoing land.

The signatories who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by Grantor by unanimous consents or at lawful meetings duly held and attended by a quorum.

[SIGNATURE PAGE FOLLOWS]

Effective this July 13, 2022.

GRANTOR:

DEVLIN ENTERPRISES, INCORPORATED,  
a Utah corporation

By: 

Name: Robert J. Devlin

Title: President

[ACKNOWLEDGEMENT PAGE FOLLOWS]

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.

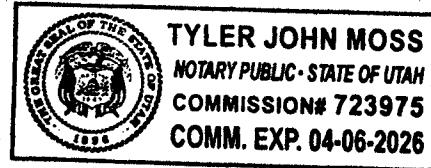
STATE OF UTAH )  
COUNTY OF SALT LAKE )  
 ) ss

On JULY 13, 2022, before me, TYLER JOHN MOSS, a Notary Public, personally appeared ROBERT J. DEVLIN, 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 UTAH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

~~Notary Public~~



**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL 1:**

All of Lots 31 and 32, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

**PARCEL 2:**

All of Lots 33 and 34, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

**PARCEL 3:**

All of Lots 35, 36, 37 and 38, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

**PARCEL 4:**

All of Lots 39 and 40, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.