

When Recorded, Return and  
Send Tax Statements to:

Wright Sunny Days, LLC  
1076 Bonneville Dr.  
Salt Lake City, Utah 84108  
Attn: Thomas Wright

13992173 B: 11360 P: 1656 Total Pages: 4  
07/28/2022 04:25 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

198475-CAF  
10.06.2026.001

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, the receipt of which is hereby acknowledged, CLAIRMONT APARTMENTS, LP, a Delaware limited partnership ("Grantor"), does hereby grant and convey to WRIGHT SUNNY DAYS, LLC, a Utah limited liability company ("Grantee"), its successors and assigns forever, the following real property situated in the County of Salt Lake, State of Utah, to wit:

see Exhibit A attached hereto and made a part hereof by this reference,

(the "Property") together with all right, title and interest (if any) that Grantor may have in and to (i) all improvements and fixtures located in, on or thereunder, and (ii) the tenements, hereditaments and appurtenances thereto belonging, and (iii) the rents, issues and profits thereof;

SUBJECT TO all liens, encumbrances, reservations in patents, covenants, conditions, restrictions, rights of way and easements of record, and those matters set forth on Exhibit B hereto.

Grantor does warrant the title as against all acts of Grantor and no other, subject to the matters above set forth.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed these presents as of July  
15, 2022.

**Grantor:** CLAIRMONT APARTMENTS, LP,  
a Delaware limited partnership

By: [Signature]  
Name: Chuck Bond  
Title: Authorized Signatory

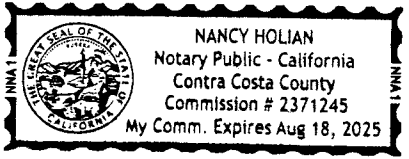
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF Contra Costa ) ss

On July 15, 2022, before me, Nancy Holian, a Notary Public, personally appeared Chuck Bond, 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.  
[Signature]  
Notary Public



Signature Page

**Exhibit A**

Property Legal Description

The following described tract of land located in Salt Lake County, State of Utah:

Commencing at the Northwest corner of Lot 7, Block 37, Plat "B", Salt Lake City Survey, and running thence East 5 rods; thence South 9 rods; thence West 5 rods; thence North 9 rods to the place of beginning.

Exhibit A

Clairmont Apartments  
Special Warranty Deed  
#2803394v2

## Exhibit B

### List of Permitted Exceptions

1. Taxes for the year 2022 are accruing as a lien not yet due and payable under Parcel No. 16-06-256-001. Taxes for the year 2021 have been paid in the amount of \$15,967.05 under Parcel No. 16-06-256-001.
2. The herein described Property 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.
3. 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 Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records or listed herein.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. 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.
6. A right of way as disclosed by various instruments of record including but not limited to that certain Warranty Deed recorded October 16, 1948 as Entry No. 1014505 in Book 442 at Page 112.
7. Rights of tenant(s) in the Property, if any, and rights of all parties claiming by, through or under said tenant(s).
8. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
9. The following matters disclosed on that certain survey prepared by Ensign Engineering and Land Surveying, Inc., having been certified under the date of June 10, 2022, as Job No. 8784, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:
  - a. Existing utilities, including but not limited to water lines, water valves and boxes, sanitary sewer lines, power poles and overhead powerlines located on and across the Land without a recorded easement.
  - b. Existing fence located north of the south boundary.
  - c. Encroachment of curb, gutter, and driveway improvements upon easterly boundary.
  - d. Existing planter box(s) encroach upon north boundary.

Exhibit B

Clairmont Apartments  
Special Warranty Deed  
#2803394v2