

When Recorded, Return and
Send Tax Statements to:

13993682 B: 11361 P: 115 Total Pages: 4
08/01/2022 03:55 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

BALLET WEST
52 West 200 South
Salt Lake City, Utah 84101
Attn: Michael Scolamiero

CT – 151233-CAF
TIN 16-06-477-005

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, the receipt of which is hereby acknowledged, NORTH PARK UT APARTMENTS, LP, a Delaware limited partnership (“Grantor”), does hereby grant and convey to FQL ACADEMY STUDENT HOUSING, 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: NORTH PARK UT APARTMENTS, LP,
a Delaware limited partnership

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

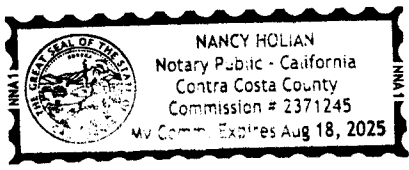
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF Contra Costa)

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:

PARCEL 1:

Commencing at the Southwest corner of Lot 2, Block 24, Plat "B", Salt Lake City Survey and running thence East 7 1/2 rods; thence North 5 rods; thence West 7 1/2 rods; thence South 5 rods to the place of beginning.

Parcel 1 also legally described by survey as:

Beginning at a point on the Easterly Right-of-Way of 500 East Street, said point being the Southwest corner of Lot 2, Block 24, Plat "B", Salt Lake City Survey, said point also being North 00°01'50" West 63.03 feet and North 89°58'10" East and 68.26 feet from the Street Monument at the Intersection of 500 East Street and 600 South Street, and running; thence North 00°01'37" West 82.50 feet along said Easterly Right-of-Way; thence East 123.75 feet; thence South 00°01'37" East 82.50 feet to a point on the Northerly Right-of-Way of 600 South Street; thence West 123.75 feet along said Northerly Right-of-Way to the point of beginning.

PARCEL 1A:

A right of way as contained in Warranty Deed recorded June 13, 1978 as Entry No. 3122421 in Book 4688 at Page 1276, described as follows:

Commencing 119-3/4 feet East from the Southwest corner of said Lot 2; thence East 8 feet; thence North 5 rods; thence West 8 feet; thence South 5 rods to the place of beginning.

Exhibit A

North Park Apartments
Special Warranty Deed

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. 16-06-477-005.
2. The 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. Terms and conditions of a right of way for ingress and egress as disclosed in that certain Warranty Deed, dated June 8, 1978 and recorded June 13, 1978 as Entry No. 3122421 in Book 4688 at Page 1276, and other documents of record.
6. Notice of Location Within An Historic District wherein said Property is located within the Salt Lake City Central City Historic District, dated August 8, 1995 and recorded August 8, 1995 as Entry No. 6137513 in Book 7202 at Page 1290.
7. Rights of tenant(s) in the Property, if any, and rights of all parties claiming by, through or under said tenant(s).
8. The following matters disclosed on that certain survey prepared by Ensign Engineering and Land Surveying, Inc., having been certified under the date of May 26, 2022, as Job No. 8784Q, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:
 - a. Southwest building corner is 1.35 feet East and 0.20 feet South of property corner.
 - b. Southeast building corner is 0.27 feet South of property line.
 - c. Existing building encroaches into 20.0 foot front setback
 - d. Existing building encroaches into 10.0 foot side setback.
 - e. Wrought iron fence lines do not coincide with record boundaries.
 - f. Wall encroachment into Parcel 1A described herein.
 - g. Edge of asphalt encroaches into Parcel 1A described herein.
 - h. Utility lines for overhead power, fiber optics, cable television, telephone and gas all lie outside of recorded easements.

Exhibit B

North Park Apartments
Special Warranty Deed