

14010952 B: 11370 P: 472 Total Pages: 3
09/02/2022 03:55 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

RECORDED AT THE REQUEST OF:	
200 South Owner, LLC 347 Congress Street Boston, MA 02210	
CT-142919-CAB	Space above for County Recorder's use

Tax Parcel No. 16-06-151-030

SPECIAL WARRANTY DEED

200 SOUTH LLC, a Delaware limited liability company, registered in the State of Utah as 89 East 200 South LLC ("Grantor"), whose address is 347 Congress Street, Boston, Massachusetts 02210, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to 200 SOUTH OWNER LLC, a Delaware limited liability company ("Grantee"), whose address is 347 Congress Street, Boston, Massachusetts 02210, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the "Property"), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

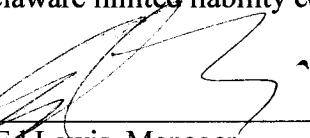
See attached Exhibit "A",

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and SUBJECT TO all existing easements, rights of way, encumbrances, and other matters of record with the office of the Salt Lake County Recorder.

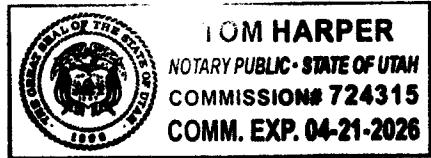
WITNESS the hand of said Grantor this 17th day of August, 2022.

GRANTOR:

200 SOUTH LLC,
a Delaware limited liability company

By: 
Ed Lewis, Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss:



The foregoing instrument was acknowledged before me this 17th day of August, 2022,
by Ed Lewis, as manager of 200 South, LLC, a Delaware limited liability company, on behalf of
said limited liability company.

Notary Public

[Handwritten signature of Tom Harper over the line]

EXHIBIT A
PROPERTY DESCRIPTION

Beginning at the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, said point also being North 89°46'26" West 66.35 feet and North 0°34'49" East 62.40 feet from a Salt Lake City Brass Cap Monument at the intersection of State Street and 200 South Street, and running thence North 89°37'22" West 164.62 feet along the North right of way line of 200 South Street; thence North 0°08'45" East 181.18 feet; thence South 89°30'25" East 165.16 feet to a point on the West right of way line of State Street; thence South 0°18'52" West 180.85 feet along said West right of way line to the point of beginning.

Also being described by survey as follows:

A part of Lot 1, Block 70, Plat 'A', Salt Lake City Survey, Salt Lake City, Salt Lake County, Utah, also being a part of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian U.S. Survey:

Beginning at the Southeast corner of said Lot 1, said point being at the intersection of the Northerly Right-of-Way Line of 200 South Street and the Westerly Right-of-Way line of State Street; and running thence North 89°51'38" West 164.99 feet along said Northerly Right-of-Way Line to the Southwest corner of said Lot 1; thence North 0°03'20" East 181.13 feet along the Westerly line of said Lot 1; thence South 89°45'57" East 165.03 feet to the said Westerly line of State Street; thence South 0°04'01" West 180.85 feet to the Southeast corner of said Lot 1 and the point of beginning.

For Informational Purposes Only:

Street Address: 89 East 200 South, Salt Lake City, UT 84111

Parcel Identification No.: 16-06-151-030

Tax Id No.: 16-06-151-030