

Recording Requested by and  
When Recorded Return to:  
Metcalf Wolff Stuart & Williams LLP  
221 W. 6<sup>th</sup> Street, Suite 1300  
Austin, Texas 78701  
Attention: Dana Rogers

14035274 B: 11382 P: 477 Total Pages: 4  
10/27/2022 11:08 AM By: CSelman Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: STEWART TITLE OF UTAH  
6955 S UNION PARK CTR STE 100 MIDVALE, UT 840476516

Send Tax Notices to:  
REG SLC 735 S State St, Ltd.  
500 W. 5<sup>th</sup> Street, Suite 700  
Austin, Texas 78701  
Attention: Geoffrey Palmer

Tax Parcel Nos. 16-07-104-004 and 16-07-104-019

1726614

**SPECIAL WARRANTY DEED**

UTAH FIDUCIARIES, LLC, a Utah limited liability company, as Trustee of The Salt Lake Property Trust, U/A/D 12/5/21 ("**Grantor**"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto REG SLC 735 S STATE ST, LTD., a Texas limited partnership ("**Grantee**"), the land in Salt Lake County, Utah, described in Exhibit A, together with all rights, titles, and interests appurtenant thereto including, without limitation, (i) all streets, ways, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to such land or the improvements thereon; (ii) any strips or gores of real property between such land and abutting or adjacent properties; (iii) all minerals, royalties, gas rights, water, water rights, timber and crops pertaining to such land; (iv) all appurtenances and all reversions and remainders in or to such land and improvements thereon; and (v) all improvements and fixtures located on or under the land (such land, improvements, and interests are hereinafter collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to those matters described in Exhibit B attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

Grantee's address is: REG SLC 735 S State St, Ltd., 500 W. 5<sup>th</sup> Street, Suite 700, Austin, Texas 78701, Attention: Geoffrey Palmer.

[Signature Follows]

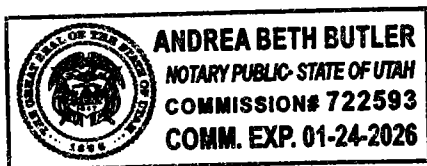
EXECUTED as of Oct 26, 2022.

UTAH FIDUCIARIES, LLC,  
a Utah limited liability company,  
as Trustee of The Salt Lake Property Trust  
U/A/D 12/5/21

By: [Signature]  
Name: JEFFREY S. BREGGIO  
Title: Manager

STATE OF Utah §  
COUNTY OF Salt Lake §  
§

This instrument was acknowledged before me on Oct 26, 2022, by Jeffrey Breggio  
Manager of Utah Fiduciaries, LLC, a Utah limited liability company, as Trustee of The Salt  
Lake Property Trust U/A/D 12/5/21, on behalf of said limited liability company.



Andrea Beth Butler  
Notary Public, State of UTAH

*Signature Page to Special Warranty Deed*

**EXHIBIT A**

Description of the Property

The following tract(s) of land situated in Salt Lake County, State of Utah:

Tract 1:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 700 SOUTH STREET, SAID POINT BEING SOUTH 00°01'57" EAST, ALONG THE MONUMENT LINE OF STATE STREET, 67.99 FEET AND NORTH 89°57'20" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND EXTENSION THEREOF, 365.09 FEET FROM THE MONUMENT AT THE INTERSECTION OF STATE STREET AND 700 SOUTH STREET; SAID POINT OF BEGINNING IS ALSO SOUTH 89°57'20" WEST, ALONG SAID RIGHT OF WAY LINE, 33.00 FEET FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 17, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 89°57'20" EAST, ALONG SAID RIGHT OF WAY LINE, 165.04 FEET; THENCE SOUTH 00°01'30" EAST 165.08 FEET; THENCE SOUTH 89°57'18" WEST 165.03 FEET; THENCE NORTH 00°01'37" WEST 165.08 FEET TO THE SOUTH LINE OF SAID 700 SOUTH STREET AND THE POINT OF BEGINNING.

Tract 2:

A right-of-way over the following described property: Commencing at a point 29 feet West of the Northwest corner of Lot 6, Block 17, Plat "A" Salt Lake City Survey; thence West 6 feet; thence South 10 rods; thence East 6 feet; thence North 10 rods to the place of commencement.

Tax ID No. 16-07-104-004 and 16-07-104 019

Exhibit A

## **EXHIBIT B**

### **Permitted Exceptions**

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable. Tax ID Nos. 16-07-104-004 and 019.
2. Subject property is included within the boundaries of Salt Lake City, Metropolitan Water District of Salt Lake and Sandy, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, State St CRA (18) (Salt Lake City School), and is subject to the charges and assessments thereof. None due and payable at time of policy.
3. Salt Lake City Ordinance No. 70 of 2005 (Adopting the Central Community Master Plan), and the terms, conditions and limitations contained therein, recorded November 22, 2005, as Entry No. 9560336, Book 9220, Page 4101 of Public Records.
4. Salt Lake City Ordinance No. 51 of 2018 (Adoption of State Street Community Reinvestment Area Project Area Plan), and the terms, conditions and limitations contained therein, recorded October 31, 2018, as Entry No. 12877619, Book 10726, Page 4973 of Public Records.
5. Easement contained in Quit-Claim Deed, and the terms, conditions and limitations contained therein, in favor of Mae S. McKenzie, recorded October 31, 1938, as Entry No. 844776, Book 235, Page 25 of Public Records.
6. Easement contained in Warranty Deed, and the terms, conditions and limitations contained therein, in favor of Project Reality, a Utah non-profit corporation, recorded February 12, 1992 as Entry No. 5197785, Book 6409, Page 2428 of Public Records.
7. Matters disclosed by Survey dated September 2, 2022, last revised September 26, 2022, by Kagan M. Dixon of Wilding Engineering, as Project Name: Wright Development Group, Drawing No. 22330:
  - a. Existing Fence Line and corners as identified in "Table of Adjacent Structures".
  - b. Existing Overhead Power Lines, Power Poles, and related facilities.
  - c. Existing Underground Gas Line, and related facilities.

Exhibit B