

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

MWIC Apartments, LLC
401 North 36th Street, Suite 104
Seattle, Washington 98103

TIN 14-32-201-142

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated the 19 day of April, 2023, is executed by JOHN GUST, an individual (the "**Grantor**"), in favor of MWIC MAGNA, LLC, a Utah limited liability company, whose address is 401 North 36th Street, Suite 104, Seattle, Washington 98103 (hereinafter referred to as "**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, all of Grantor's right, title and interest in the real property (the "**Property**") located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon.

From and after the date hereof, the Property may only be used for open space and landscaping purposes. So long as Grantor, or its successors or assigns, own property adjacent to the Property, Grantor reserves the right, on a non-exclusive basis with Grantee, to access and use the open space located on the Property.

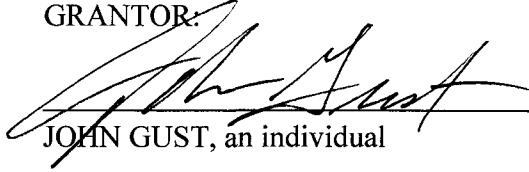
THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

The division of land accomplished by this Special Warranty Deed is in anticipation of future land use approvals on the Property, does not confer any land use approvals, and has not been approved by the land use authority.

[SIGNATURE PAGES IMMEDIATELY FOLLOW]

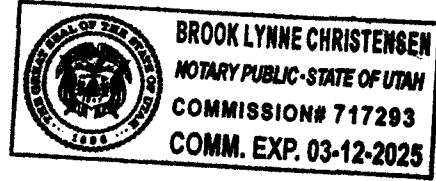
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR:



JOHN GUST, an individual

STATE OF Utah)
County of Salt Lake)^{SS.}



The foregoing instrument was acknowledged before me this 19 day of April, 2023, by John Gust, an individual.



NOTARY PUBLIC

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

Parcel 1

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,014.36 feet and South 890.32 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence

thence South 39°23'31" East 31.99 feet;
thence South 12°19'50" East 4.56 feet;
thence North 39°14'45" West 33.65 feet;
thence North 00°10'39" East 3.12 feet to the point of beginning.

Contains 67 Square Feet or 0.002 Acres

Parcel 2

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,013.68 feet and South 1,113.72 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 00°10'10" East 169.37 feet;
thence Southeasterly 8.18 feet along the arc of a 7.00 foot radius curve to the right (center bears South 14°20'04" East and the chord bears South 70°52'05" East 7.72 feet with a central angle of 66°55'58");
thence South 37°24'06" East 58.88 feet;
thence Southeasterly 3.38 feet along the arc of a 8.00 foot radius curve to the left (center bears North 52°35'54" East and the chord bears South 49°30'24" East 3.36 feet with a central angle of 24°12'37");

thence South 61°36'43" East 4.49 feet;
thence Southeasterly 23.45 feet along the arc of a 48.00 foot radius curve to the left (center bears North 28°23'17" East and the chord bears South 75°36'17" East 23.21 feet with a central angle of 27°59'08");
thence South 89°35'51" East 40.74 feet;
thence South 89°49'31" East 34.87 feet;
thence Southeasterly 10.81 feet along the arc of a 7.00 foot radius curve to the right (center bears South 00°10'29" West and the chord bears South 45°33'59" East 9.77 feet with a central angle of 88°31'02");
thence South 01°18'28" East 10.73 feet;
thence West 107.02 feet;
thence South 92.02 feet;
thence West 48.35 feet to the point of beginning.

Contains 8,912 Square Feet or 0.205 Acres

Tax Parcel Number: A portion of 14-32-201-142