

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

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

TIN 14-32-201-137

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated the 19 day of April, 2023, is executed by TRISHA SMITH, as trustee of THE TRISHA CHRISTENSEN TRUST U/A/D the 19th day of June 2007 (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.

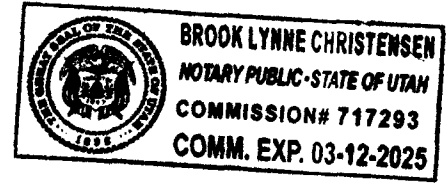
[SIGNATURE PAGES IMMEDIATELY FOLLOW]

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

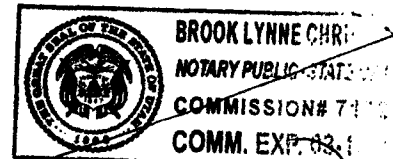
GRANTOR:

TRISHA SMITH, as trustee of THE TRISHA CHRISTENSEN TRUST U/A/D the 19th day of June 2007

By: [Signature]
Trisha Smith, Trustee



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



The foregoing instrument was acknowledged before me this 19 day of April, 2023, by TRISHA SMITH, as trustee of THE TRISHA CHRISTENSEN TRUST U/A/D the 19th day of June 2007.

[Signature]
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 1,031.36 feet and South 857.23 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 11°07'14" East 15.65 feet;

thence North 89°21'04" West 9.00 feet;

thence South 12°19'50" East 7.34 feet;

thence North 89°44'24" West 12.54 feet;

thence South 00°10'36" West 6.06 feet;

thence South 00°10'36" West 4.61 feet;

thence North 39°23'31" West 21.54 feet;

thence North 54°49'56" East 15.39 feet;

thence Northeasterly 19.74 feet along the arc of a 45.00 foot radius curve to the right (center bears South 35°10'04" East and the chord bears North 67°24'00" East 19.58 feet with a central angle of 25°08'07") to the point of beginning.

Contains 500 Square Feet or 0.011 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 1,031.36 feet and South 857.23 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Northeasterly 8.15 feet along the arc of a 45.00 foot radius curve to the right (center bears South 10°01'57" East and the chord bears North 85°09'10" East 8.13 feet with a central angle of 10°22'14");

thence South 89°39'43" East 13.02 feet;

thence South 07°40'51" East 16.34 feet;

thence North 89°21'04" West 20.30 feet;

thence North 11°07'14" West 15.65 feet to the point of beginning.

Contains 333 Square Feet or 0.008 Acres

Tax Parcel Number: A portion of 14-32-201-137