

14177944 B: 11457 P: 8365 Total Pages: 8
11/21/2023 04:08 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TITLE PARTNERS, LLC
5501 LBJ FREEWAY SUITE 200DALLAS, TX 75240

WHEN RECORDED, MAIL TO:

Apple Hospitality
814 East Main Street
Richmond, Virginia 23219
Attention: Matthew Rash, Esq.

Tax Parcel No.: 27-13-127-010

Title Partners, LLC GF#2011923N

SPECIAL WARRANTY DEED

FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SOJO HOTEL PARTNERS, LLC**, a Utah limited liability company (“Grantor”), whose address is 748 West Heritage Park Boulevard, Suite 203, Layton, Utah 84041, hereby conveys and warrants only against any and all claiming by, through or under it, to **APPLE HOSPITALITY SOUTH JORDAN 7144, LLC**, a Virginia limited liability company (“Grantee”), whose address is 814 East Main Street, Richmond, Virginia 23219, the real property described in Exhibit A attached hereto and incorporated herein by reference (the “Property”), which Property is located in Salt Lake County, Utah.

SUBJECT TO county taxes and assessment not due or delinquent, and the permitted exceptions shown on Exhibit B attached hereto and incorporated herein by reference.

End of Special Warranty Deed;

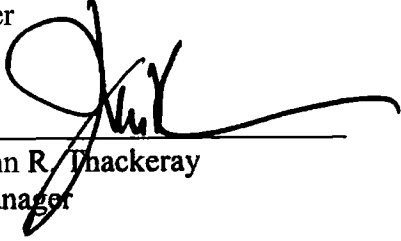
Signature page and exhibits to follow.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 21st day of November, 2023.

GRANTOR:

SOJO HOTEL PARTNERS, LLC,
a Utah limited liability company

By: TGC SoJo Partners, LLC,
a Utah limited liability company,
its Manager

By: 
Name: John R. Thackeray
Title: Manager

By: _____
Name: Kevin S. Garn
Title: Manager

Notary page to follow.


IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 21^x
day of November, 2023.

GRANTOR:

SOJO HOTEL PARTNERS, LLC,
a Utah limited liability company

By: TGC SoJo Partners, LLC,
a Utah limited liability company,
its Manager

By: _____
Name: John R. Thackeray
Title: Manager

By:  _____
Name: Kevin S. Garn
Title: Manager

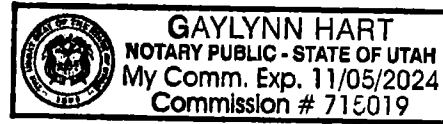
Notary page to follow.

STATE OF UTAH)
):ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 16th day of November, 2023, by John R. Thackeray, as a Manager of TGC SoJo Partners, LLC, a Utah limited liability company, as Manager of SoJo Hotel Partners, LLC, a Utah limited liability company, on behalf of such company.

Gaylynn Hart
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:
11-5-24



STATE OF UTAH)
):ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of November, 2023, by Kevin S. Garn, as a Manager of TGC SoJo Partners, LLC, a Utah limited liability company, as Manager of SoJo Hotel Partners, LLC, a Utah limited liability company, on behalf of such company.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF UTAH)
):ss.
COUNTY OF _____)

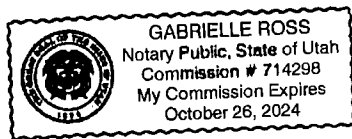
The foregoing instrument was acknowledged before me this _____ day of November, 2023, by John R. Thackeray, as a Manager of TGC SoJo Partners, LLC, a Utah limited liability company, as Manager of SoJo Hotel Partners, LLC, a Utah limited liability company, on behalf of such company.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF UTAH)
):ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 17 day of November, 2023, by Kevin S. Garn, as a Manager of TGC SoJo Partners, LLC, a Utah limited liability company, as Manager of SoJo Hotel Partners, LLC, a Utah limited liability company, on behalf of such company.



Gabrielle Ross

NOTARY PUBLIC
Residing at: Layton, UT

My Commission Expires: 10/26/24

Exhibit A
to
Special Warranty Deed

Legal Description of Property

Lot 2, SOJO SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on June 9, 2016 as Entry No. 12296063 in Book 2016P at Page 122.

Exhibit B
to
Special Warranty Deed

Permitted Exceptions

1. Taxes for the year 2023 are accruing as a lien not yet due and payable under Parcel No. 27-13-127-010.
2. The herein described Land is located within the boundaries of Jordan School District, Central Utah Water Conservancy District, Crescent Cemetery Maintenance District, South Valley Sewer District, Jordan Valley Water Conservancy District, South Salt Lake Valley Mosquito Abatement District, Gateway Central Redevelopment Area, South Jordan City, 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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Easements, notes and restrictions as shown on the recorded plat for SoJo Subdivision, recorded June 9, 2016 as Entry No. 12296063 in Book 2016P at Page 122.
6. Ordinance No. 2008-15 Adopting the Gateway Central Redevelopment Project Area Plan, dated October 7, 2008 and recorded October 31, 2008 as Entry No. 10553414 in Book 9655 at Page 7776.
7. Terms, conditions and restrictions provided in that certain Easement, dated January 14, 2011 and recorded February 10, 2011 as Entry No. 11132147 in Book 9904 at Page 6727.
8. Terms and conditions as contained in that certain Cross Easement Agreement by and between Jordan Gateway Properties, LLC, a Utah limited liability company and Utah Transit Authority, a public transit district, dated December 16, 2010 and recorded February 10, 2011 as Entry No. 11132148 in Book 9904 at Page 6733.
9. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens Provided for in that certain Declaration of Covenants, Conditions, Restrictions and Easements South Jordan Station Transit-Oriented Development recorded June 15, 2016 as Entry No. 12300849 in Book 10442 at Page 2682, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
10. First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements South Jordan Station Transit-Oriented Development, recorded April 24, 2017 as Entry No. 12520750 in Book 10550 at Page 2972.

11. Easement in favor of South Valley Sewer District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded July 7, 2016 as Entry No. 12315976 in Book 10449 at Page 9221.
12. Terms and conditions of that certain Restrictive Easement recorded August 16, 2016, as Entry No. 12343735, in Book 10464, at Page 6519.
13. Terms and conditions of that certain Non-Exclusive Pipeline Easement Agreement recorded August 16, 2016 as Entry No. 12343736 in Book 10464 at Page 6525.
14. Terms and conditions of that certain Non-Exclusive Pipeline Easement Agreement recorded August 16, 2016 as Entry No. 12343737 in Book 10464 at Page 6532.
15. Commercial Sewer Connection Agreement between SoJo Hotel Partners, LLC and the South Valley Sewer District, a political subdivision of the State of Utah, dated August 26, 2016 and recorded September 20, 2016 as Entry No. 12369005 in Book 10477 at Page 9369.
16. Commercial Sewer Connection Agreement between HL Swim Club LLC and the South Valley Sewer District, a political subdivision of the State of Utah, dated October 5, 2016 and recorded October 21, 2016 as Entry No. 12395095 in Book 10490 at Page 7120.
17. Terms and conditions of that certain Access Easement Agreement recorded March 31, 2017 as Entry No. 12507515 in Book 10543 at Page 8897.