

WHEN RECORDED, RETURN TO:

Redevelopment Agency of South Salt Lake  
220 East Morris Avenue  
South Salt Lake City, Utah 84115  
Attention: City Attorney

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated effective as of April 8 2024, is executed by EP INVESTMENTS III, LLC, a Delaware limited liability company, whose address is 2425 E. Camelback Road, Suite 1155, Phoenix, Arizona 85016 (the "Grantor"), in favor of REDEVELOPMENT AGENCY OF SOUTH SALT LAKE, a community reinvestment agency and political subdivision of the State of Utah, whose address is 220 East Morris Avenue, South Salt Lake City, Utah 84115. ("Grantee").

### **WITNESSETH:**

FOR good and valuable consideration, the receipt and sufficiency 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, the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof (the "Real Property"), together with all improvements located thereon and all appurtenances thereto.

SUBJECT ONLY TO the matters set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]



## EXHIBIT A

### Legal Description of Real Property

That certain real property located in the City of South Salt Lake, Utah, more particularly described as follows:

Beginning at a point which lies South 89°52'00" West 33.00 feet from the Northeast corner of Lot 12, Block 40, Ten Acre Plat "A", Big Field Survey as recorded in the Salt Lake County, Utah Recorder's office, (said point of beginning also lies on the West line of State Street) and running thence South 00°05'00" West 419.92 feet along said West line to the North line of Haven Lane (also known as Haven Avenue in some instruments of record); thence South 89°52'00" West 511.50 feet along said North line; thence North 00°03'34" East 164.40 feet; thence North 89°52'00" East 17.09 feet; thence North 00°03'34" East 99.75 feet, more or less; thence South 89°52'00" West 193.00 feet to the East line of Main Street; thence North 00°03'06" East 155.75 feet along said East line, more or less, to the South line of the Denver and Rio Grande Western Railroad; thence North 89°52'00" East 687.61 feet to the point of beginning.

TAX ID number 16-19-151-013

## EXHIBIT B

### Permitted Encumbrances

1. Right-of Way Easement granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded June 6, 1975, as Entry No. 2714450, in Book 3880, at Page 385.
2. Right-of Way Easement granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded November 8, 1984, as Entry No. 4014123, in Book 5605, at Page 1345.
3. Notice of Adoption of Urban Renewal Project Plan, recorded April 8, 2008, as Entry No. 10395182, in Book 9592, at Page 2336.  
Notice of Adoption of Amendment to the Market Station Urban Renewal Project Area Plan, recorded August 24, 2010, as Entry No. 11017248, in Book 9851, at Page 9479.
4. Notice of Adoption of the Central Pointe Urban Renewal Project Area Plan, recorded November 3, 2011, as Entry No. 11273252, in Book 9963, at Page 9195.
5. Certificate of Creation for the Downtown East Streetcar Sewer Public Infrastructure District, recorded August 8, 2022, as Entry No. 13996888, in Book 11362, at Page 6570.
6. Declaration of Payment in lieu of Taxes by and between EP Investments III, LLC (Declarant) and Downtown East Streetcar Sewer Public Infrastructure District (District), recorded September 1, 2022, as Entry No. 14009870, in Book 11369, at Page 4473.
7. Notice of Amended Governing Document, Resolution No. 42022 35, a Resolution Authorizing the Mayor to execute an Amended Interlocal Agreement and Amended Governing Document, by and between The City of Salt Lake and The Downtown East Streetcar Sewer Public Infrastructure District, recorded September 6, 2022, as Entry No. 14011882, in Book 11370, at Page 4655.
8. Disclosure to Purchasers of Downtown East Streetcar Sewer Public Infrastructure District, recorded September 6, 2022, as Entry No. 14011883, in Book 11370, at Page 4716.
9. General property taxes and assessments for the year 2024, not yet due and payable.
10. All matters that would be disclosed by an accurate survey of the Real Property.