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05/30/2024 12:08 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
820 Apartments, LLC
c/o MAXX Properties
2 Manhattanville Road, Suite 401
Purchase, NY 10577

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-801928A-SLC1 (AW)**
A.P.N.: **15-35-400-084-0000**

820 Apartments, LLC, a Delaware limited liability company, formerly known as, Maxx Mission Meadows LLC, a Delaware limited liability company, Grantor, with an address of 2 Manhattanville Road, Suite 401, Purchase, NY 10577, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

820 Apartments, LLC, a Delaware limited liability company, Grantee, with an address of 2 Manhattanville Road, Suite 401, Purchase, NY 10577 for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

Beginning at a point on the East line of Lot 1, Block 4, Ten Acre Plat "B", Big Field Survey, said point being North 00°02'50" West 10.00 feet from the Southeast corner of said Lot 1, said point also being on the North right-of-way line of 3900 South Street (Project No. 0141), said point of beginning also being North 00°02'50" West 43.00 feet and North 89°55'15" West 33.00 feet from the Salt Lake County Monument located at the intersection of 3900 South and 700 West Streets; thence along the said Northerly right-of-way line, North 89°55'15" West 1167.898 feet; thence North 85°10'29" West 199.249 feet; thence South 87°14'14" West 289.737 feet; thence North 559.609 feet to the North line of Lot 2, of said Block 4; thence South 89°59'34" East 1037.593 feet along the North line of Lot 2 and Lot 1 of said Block 4; thence South 56.84 feet; thence East 617.828 feet to the East line of said Lot 1; thence South 00°02'50" East 507.048 feet along the said East line to the Point of Beginning.

Less and excepting therefrom any portion lying within the following described property:

Beginning at a point on a fence line which is North 0°02'50" West 428.488 feet and West 617.901 feet and North 96.90 feet from the Southeast corner of Lot 1, Block 4, Ten Acre Plat "B", Big Field Survey, (said Southeast corner of Lot 1 being North 00°02'50" West 33.00 feet

and North 89°55'15" West 33.00 feet from a Salt Lake County Monument in the intersection of 3900 South and 700 West Streets) and running thence South 89°54'28" West along said fence line 1037.594 feet; thence North 50.10 feet to the North line of Lot 2 of said Block 4; thence South 89°59'54" East along the North lines of Lot 2 and Lot 1 of said Block 4, 1037.593 feet; thence South 48.30 feet to the Point of Beginning.

Also less and excepting therefrom any portion lying within the following described property:

Beginning at a point on the East line of Lot 1, Block 4, Ten Acre Plat "B", Big Field Survey, said point being North 00°02'50" West 508.048 feet from the Southeast corner of said Lot 1, said point also being North 00°02'50" West 541.048 feet and North 89°55'15" West 33.00 feet from the Salt Lake County Monument located at the intersection of 3900 South and 700 West Streets; thence West 617.828 feet; thence North 65.84 feet to the North line of said Lot 1, Block 4; thence along the said North line South 89°59'34" East 617.781 feet to the East line of said Lot 1; thence South 00°02'50" East 65.76 feet along the said line to the Point of Beginning.

The above description also being described by Survey as follows:

Beginning at a point on the East line of Lot 1, Block 4, Ten Acre Plat "B", Big Field Survey, said point being North 00°02'50" West 10.00 feet from the Southeast corner of said Lot 1, said point also being on the North right-of-way line of 3900 South Street (Project No. 0141), said point of beginning also being North 00°02'50" West 43.00 feet and North 89°55'15" West 33.00 feet from the Salt Lake County Monument located at the intersection of 3900 South and 700 West Streets; thence along the said Northerly right-of-way line, North 89°55'15" West 1167.898 feet; thence North 85°10'29" West 199.249 feet; thence South 87°14'14" West 289.737 feet; thence North 509.509 feet to the South right-of-way line of Carlisle Park Lane (recorded as Document No. 6607993), in Book 97 at Page 98 in the Salt Lake County Recorder's Office, State of Utah); thence North 89°54'28" East along said right-of-way 1037.59 feet to a point on the West line of a Parcel more particularly described in Document No. 11713406 recorded in Book 10172 at Pages 6264-6265 in the Salt Lake County Recorder's Office, State of Utah; thence along said parcel the following two (2) courses; (1) South 17.54 feet; (2) thence East 617.828 feet to the East line of Lot 1; thence South 00°20'50" East 498.05 feet along the said East line to the Point of Beginning.

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