

RECORDED AT THE REQUEST OF:

JustAng Vista Station, LLC
274 W. 12300 S.
Draper, Utah 84020
Attn: Scott Finlinson

MAIL TAX NOTICE TO:

JustAng Vista Station, LLC
274 W. 12300 S.
Draper, Utah 84020
Attn: Scott Finlinson

APN: 27363760210000

(Space Above for County Recorder's Use Only)

SPECIAL WARRANTY DEED

TREA VISTA STATION I LLC, a Delaware limited liability company ("**Grantor**"), with an address of c/o Nuveen Real Estate, 730 Third Avenue, New York, New York 10017, hereby **CONVEYS AND WARRANTS** against all who claim by, through or under Grantor (but only against Grantor's own actions and no actions or inactions of any other party), subject to the Permitted Exceptions (defined below), to **JUSTANG VISTA STATION, LLC**, a Utah limited liability company ("**Grantee**"), with an address of 274 W. 12300 S., Draper, Utah 84020, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the real property in Salt Lake County, State of Utah, more fully described on **Exhibit A** attached hereto and incorporated herein ("**Property**").

The Property is conveyed subject to non-delinquent real property taxes, water and sewer charges and all assessments (governmental and private) and unpaid installments thereof which are not yet due and payable, any matter (including any lien, encumbrance or easement) voluntarily imposed or consented to in writing by Grantee prior to or as of the date hereof, or created by, through or under Grantee, laws and governmental rules, regulations (including all building codes, zoning regulations and ordinances), that affect the Property and its use, operation and maintenance, such state of facts as are or as may be shown on an accurate and current survey of the Property and by inspection of the Property, the rights of all tenants or lessees in possession, and all other matters of record affecting the Property (the "**Permitted Exceptions**").

WITNESS the hand of said Grantor, effective as of the 30th day of July, 2024.

RECORDING REQUESTED BY
FIRST AMERICAN TITLE CO.
NATIONAL COMMERCIAL SERVICES

1222309

Grantor Signature Page to Special Warranty Deed

GRANTOR:

TREA VISTA STATION I LLC,
a Delaware limited liability company

By: 

Name: Derreck Barker

Title: Authorized Signer

STATE OF CALIFORNIA §

§

COUNTY OF ORANGE §

On this 25th day of July, 2024, before me personally appeared Derreck Barker, in his capacity as Authorized Signer of TREA Vista Station I LLC, a Delaware limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that he executed the same.

Please See Attached
Certificate

Notary Public

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

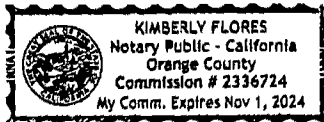
State of California

County of ORANGE

On July 25, 2024 before me, Kimberly Flores, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Derreck Barker
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed - TREA Vista Station

Document Date: July 2024 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Derreck Barker

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: Authorized Signer

Signer is Representing: Nuveen Real Estate

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT A

PROPERTY DESCRIPTION

Lot 1, DRAPER POINTE OFFICE PARK SUBDIVISION, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder, State of Utah on September 18, 2014 as Entry No. 11915614 in Book 2014P at Page 244.

Parcel 1A:

A reciprocal, non-exclusive, perpetual easement for both pedestrian and vehicular access, parking and utilities upon, over and across the Access Areas, Parking Areas and common areas on each parcel within said subdivision, as more particularly defined and disclosed in that certain Declaration of Covenants, Restrictions and Basements recorded September 18, 2014, as Entry No. 11915615 in Book 10261 at Page 1779 of official records.