

14283522 B: 11515 P: 6067 Total Pages: 7
09/03/2024 02:24 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

When recorded, return to and mail tax notice to:

CW The Row, LLC
610 North 800 West
Centerville, UT 84014
Attention: Holton Hunsaker

Parcel No.: 16-05-232-003

176459-CAF

SPECIAL WARRANTY DEED

153 S 1300 E, LLC, a Utah limited liability company (“Grantor”), hereby conveys and warrants against all who legally claim by, through or under grantor, to CW The Row, LLC, a Utah limited liability company (“Grantee”), whose current address is 610 North 800 West, Centerville, Utah 84014, for good and valuable consideration, the following parcel of real property situated in Salt Lake County, State of Utah, to wit (the “Land”):

That certain real property located in Salt Lake County, Utah, more particularly described as follows:

Commencing 70 feet North from the Southwest corner of Lot 3, Block 32, Plat "F", Salt Lake City Survey, running thence North 95 feet; thence East 156.39 feet, more or less, to the West line of an alley; thence along the West line of said alley, South 95 feet; thence West 156.39 feet, more or less, to the point of beginning.

Together with a perpetual right of way over an alley 14 feet wide immediately adjoining said tract upon the East and more particularly described as follows, to-wit:

Beginning 158 feet East of the Southwest corner of said Block 32, and Plat "F", Salt Lake City Survey, running thence North 20 rods; thence East 14 feet; thence South 20 rods; thence West 14 feet to the point of beginning.

Parcel No.: 16-05-232-003

Subject to (i) general property taxes for the calendar year 2024 and thereafter, (ii) all matters that are disclosed or that would have been disclosed by an improvement survey plat of the conveyed property or could have been ascertained by an inspection of the conveyed property, and (iii) all matters recorded in the real estate records of the county clerk and recorder for the county in which the Land is located, including, but not limited to, those matters of record set forth on Exhibit “A” attached hereto and by this reference made a part hereof.

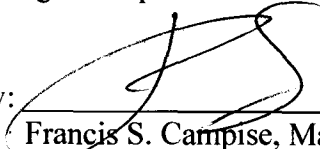
[Signature Page Follows]

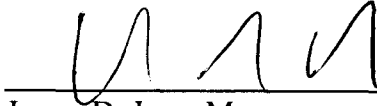
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this 3 day of September 2024.


153 S 1300 E, LLC,
a Utah limited liability company

By: JAB Real Estate Opportunity Fund VII, LP, its
sole member

By: JAB Real Estate Opportunity Partners VII,
LLC, its general partner

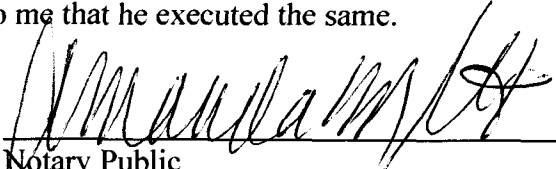
By: 
Francis S. Campise, Manager

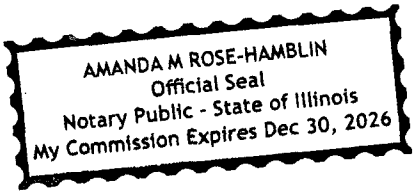
By: 
James D. Jann, Manager

By: 
Samuel H. Goldman, Manager

STATE OF Illinois }
COUNTY OF Cook } ss.

On this 3 day of September, 2024, personally appeared before me Francis S. Campise, Manager of JAB Real Estate Opportunity Partners VII, LLC, the general partner of JAB Real Estate Opportunity Fund VII, LP, the sole member of 153 S 1300, LLC, a Utah limited liability company, the signer of the foregoing instrument, who known to me (or proved on the basis of sufficient identification), acknowledged to me that he executed the same.


Notary Public



My Commission Expires: 12/30/2026

STATE OF Illinois }
 } ss.
COUNTY OF Cook }

On this 3 day of SEPTEMBER, 2024, personally appeared before me James D. Jann, Manager of JAB Real Estate Opportunity Partners VII, LLC, the general partner of JAB Real Estate Opportunity Fund VII, LP, the sole member of 153 S 1300, LLC, a Utah limited liability company, the signer of the foregoing instrument, who known to me (or proved on the basis of sufficient identification), acknowledged to me that he executed the same.

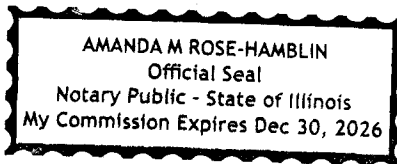


Amanda M Rose-Hamblin
Notary Public

My Commission Expires: 12/30/26

STATE OF Illinois }
 } ss.
COUNTY OF Cook }

On this 3 day of SEPTEMBER, 2024, personally appeared before me Samuel H. Goldman, Manager of JAB Real Estate Opportunity Partners VII, LLC, the general partner of JAB Real Estate Opportunity Fund VII, LP, the sole member of 153 S 1300, LLC, a Utah limited liability company, the signer of the foregoing instrument, who known to me (or proved on the basis of sufficient identification), acknowledged to me that he executed the same.



Amanda M Rose-Hamblin
Notary Public

My Commission Expires: 12/30/26

[Signature page to Special Warranty Deed]

EXHIBIT "A"

(Matters of Record)

1. General property taxes for the year 2024, and subsequent years, are a lien not yet due or payable.
2. The herein described Land is located within the boundaries of Salt Lake County School District, Central Utah Water Conservancy District, Salt Lake City Mosquito Abatement District, Salt Lake Metropolitan Water District, Salt Lake City, and is subject to any and all charges and assessments levied thereunder.
3. The Land is included within the boundaries of Tax District 13 and is subject to the charges and assessments thereof.
4. 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 Grantor 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.
5. Claim, right, title or interest to water or water rights whether or not shown by the public records.
6. Easements and/or Right-of-Ways as disclosed by that certain Agreement for Right of Way:

| | |
|------------|--|
| Recorded: | March 4, 1910 |
| Entry No.: | 262360 |
| Book: | 6C |
| Page: | 542, of the official records of the Salt Lake County Recorder (the "Official Records") |
7. City Engineer Notice recorded July 14, 1922 as Entry No. 473508 in Book 3K at Page 591 of the Official Records.
8. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:

| | |
|--------------|-------------------------------|
| In favor of: | Mountain Fuel Supply Company |
| Recorded: | January 6, 1938 |
| Entry No.: | 825575 |
| Book: | 214 |
| Page: | 105, of the Official Records. |

9. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:

In favor of: Mountain Fuel Supply Company
Recorded: January 6, 1938
Entry No.: 825577
Book: 214
Page: 105, of the Official Records.

10. Abstract of Findings and Order and the terms, conditions and limitations contained therein:

Recorded: June 16, 1981
Entry No.: 3575217
Book: 5260
Page: 382, of the Official Records.

11. Abstract of Findings and Order and the terms, conditions and limitations contained therein:

Recorded: November 3, 1987
Entry No.: 4545553
Book: 5976
Page: 2137, of the Official Records.

12. Resolution/Ordinance No. 52 OF 1993, and the terms, conditions and limitations contained therein:

Purpose: Create the Salt Lake City, Utah Special Service District No. 40-R-19.
Recorded: May 21, 1993
Entry No.: 5508394
Book: 6667
Page: 835, of the Official Records.

13. Notice of Location Within An Historic District and the terms, conditions, restrictions, reservations and limitations contained therein:

Recorded: October 26, 1995
Entry No.: 6197982
Book: 7256
Page: 1181, of the Official Records.

14. Reservations, terms, conditions, and restrictions as referenced in that certain Special Warranty Deed:

Recorded: May 13, 2022
Entry No.: 13952268
Book: 11339
Page: 1079, of the Official Records.

15. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
16. The following matters disclosed on that certain survey prepared by Focus Engineering & Surveying, LLC, dated March 22, 2024, as Job No. 24-0092, by Justin Lundberg, a Professional Land Surveyor holding License No. 12554439:
 - a. Overhead power line, electric box and existing street light all located outside of recorded easements.
 - b. Fence lines do not coincide with record boundaries.
17. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
18. The "Permitted Exceptions" as defined in Section 6C of that certain Purchase and Sale Agreement dated effective March 4, 2024, by and between Grantor, as Seller, and CW Urban, LLC, a Utah limited liability company, as the original Buyer thereunder.
19. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
20. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
21. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.
22. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Land that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.
23. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
24. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

25. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien by the public records.
26. Any and all conditions, states of fact, or other matters with respect to which Grantee has actual or constructive knowledge on or prior to Grantor's conveyance of the Land, including facts discovered or disclosed during any due diligence, tests, studies, inspections, or examinations of the Land or which has been or could be ascertained by an inspection of the Land.