

160384-CAB
WHEN RECORDED, MAIL
AND SEND TAX NOTICE TO:
ALPHA-AQUI560, LLC
Attn: Roman Groesbeck
166 East 14000 South, Suite 210
Draper, Utah 84020

Affecting TPNs: 15-01-108-012 and 15-01-108-013

SPECIAL WARRANTY DEED

Schoenfeld Investments, L.L.C., a Utah limited liability company, Grantor, hereby conveys and warrants to ALPHA-AQUI560, LLC, a Utah limited liability company and/or assigns, whose address is 166 East 14000 South, Suite 210, Draper, Utah 84020, Grantee, against all those claiming by or through Grantor, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in South Salt Lake City, Salt Lake County, State of Utah;

PARCEL 1:

Commencing at the Southwest corner of Lot 3, Block 64, Plat "A", Salt Lake City Survey, and running thence East 45 feet; thence North 10 rods; thence West 45 feet; thence South 3 1/2 rods; thence West 1 foot; thence South 6 1/2 rods; thence East 1 foot to the place of beginning.

PARCEL 2:


Commencing 45 feet East from the Southwest corner of Lot 3, Block 64, Plat "A", Salt Lake City Survey; thence East 2 rods; thence North 10 rods; thence West 2 rods; thence South 10 rods to the point of beginning.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO taxes and assessments not yet due and payable, and those certain Permitted Exceptions described on Exhibit "A" attached hereto and incorporated by this reference herein.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of this 11 day of October, 2024.

Schoenfeld Investments, L.L.C.,
a Utah limited liability company


By: Michael Schoenfeld
Its: Member

STATE OF UTAH

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)ss:

County of Salt Lake

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On this 10th day of October, 2024, before me, the undersigned Notary Public, personally appeared Michael Schoenfeld, personally known to me (or 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 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.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 7/25/27



Exhibit "A"

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 15-01-108-012. (affects Parcel 1)
10. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 15-01-108-013. (affects Parcel 2)
11. Said Land is located within the Downtown Economic Development Special Assessment District and is subject to any and all assessments and charges levied thereby.

NOTE: None due and payable at Date of Policy.
12. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, Depot District Redevelopment Plan, and is subject to any and all charges and assessments levied thereunder.

NOTE: None due and payable at Date of Policy.
13. 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.
14. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

15. Notice of Assessment Interest wherein Salt Lake City, Utah claims an assessment interest in said Land arising out of the requirements of the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-22 recorded June 3, 2022 as Entry No. 13964360 in Book 11345 at Page 5931.

NOTE: None due and payable at Date of Policy.

16. Intentionally deleted by Title Company.
17. Intentionally deleted by Title Company.
18. Intentionally deleted by Title Company.
19. Intentionally deleted by Title Company.
20. The following matters disclosed on that certain survey prepared by CIR Civil Engineering and Surveying, having been certified under the date of __, as Job No. S22-286, by Gary Christensen, a Professional Land Surveyor holding License No. 5152617:
 - a. Existing overhead powerlines and poles located on and across the Land without recorded easements
 - b. Existing fences and gate not located on the boundary lines
21. Intentionally deleted by Title Company.