

14386754 B: 11572 P: 4895 Total Pages: 6
05/20/2025 09:49 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ERECORDING PARTNERS NETWORK
11055 WAYZATA BOULEVARD, SUITE 250MINNETONKA, MN 55305

Recording Requested by:

First American Title Insurance
Company National Commercial
Services
200 East South Temple, Suite 200
Salt Lake City, UT 84111
(801) 536-3100

AFTER RECORDING RETURN TO:

CHAPTER SLC, LLC
610 N 800 W
Centerville, UT 84014

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

SPECIAL WARRANTY DEED

Escrow No: **NCS 1243090**

A.P.N.: 16-05-330-009-0000 and 16-05-330-010-0000

RB SALT LAKE LLC and **MFJF SALT LAKE LLC**, each a Utah limited liability company, as tenants in common, collectively, Grantor, hereby CONVEY AND WARRANT only as against all claiming by, through or under it to:

Chapter SLC, LLC, a Utah limited liability company, Grantee, having an address at 610 North 800 West, Centerville, Utah 84014,

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**:

See Attached Exhibit "A"

Subject to easements, restrictions, rights of way and other matters appearing of record and general property taxes for the current year and thereafter, and those matters listed on Exhibit "B" attached hereto.

Witness, the hand(s) of said Grantor(s), this 15th of May, 2025.

Grantor has caused the deed to be effective as of the 16th day of May, 2025.

RB SALT LAKE LLC,
a Utah limited liability company

By: 
Name: Richard Birdoff
Title: Manager

MFJF SALT LAKE LLC,
a Utah limited liability company

By: 
Name: Richard Birdoff
Title: Manager

STATE OF New York)
COUNTY OF New York)Ss.
)

On May 15, 2025, personally appeared before
me, Richard Birdoff, the signer of the within
instrument, who duly acknowledged to me that he executed the same.

Myra Padron
Notary Public
Myra Padron
(Printed Name)
My Commission expires: June 2, 2028

MYRA PADRON
Notary Public, State of New York
No. 01PA6188217
Qualified in Nassau County
Commission Expires June 2, 20 28
{Seal or Stamp}

STATE OF New York)
COUNTY OF New York)Ss.
)

On May 15, 2025, personally appeared before
me, Richard Birdoff, the signer of the within
instrument, who duly acknowledged to me that he executed the same.

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Notary Public
Myra Padron
(Printed Name)
My Commission expires: June 2, 2028

MYRA PADRON
Notary Public, State of New York
No. 01PA6188217
Qualified in Nassau County
Commission Expires June 2, 20 28
{Seal or Stamp}

Exhibit A

The Land is described as follows: Real property in the County of Salt Lake, State of UT, described as follows:

Parcel 1:

The North 160 feet of Lot 6, except the North 90 feet of the East 85 feet thereof, and the North 160 feet of the East 77.5 feet of Lot 5, Block 30, Plat "B", Salt Lake City survey in the city and County of Salt Lake, State of Utah.

Less and excepting from Parcel 1 that portion of subject property conveyed to Utah Transit Authority, a public transit district, by that certain Special Warranty Deed recorded December 21, 2001 as Entry No. 8099008 in Book 8544 at Page 6764 of official records and being more particularly described as follows:

Beginning at a point on the North line of Lot 6, Block 30, Plat "B", Salt Lake City survey, said point being South 89°58'06" West 130.45 feet from the Northeast corner of said Lot 6 and running South 61°53'52" West 8.28 feet; thence South 89°58'06" West 5.70 feet; thence South 0°01'50" East 6.00 feet; thence South 89°58'06" West 10.88 feet; thence North 0°01'50" West 6.00 feet; thence South 89°58'06" West 75.14 feet; thence North 61°57'28" West 8.27 feet to the North line of Lot 6; thence North 89°58'06" East 106.32 feet along the North line of said Lot 6 to the Point of Beginning.

Basis of bearing is the Salt Lake city monuments on 400 South street at 800 East street and 900 East street.

Parcel 2:

The South 5 feet of Lot 6 and the South 5 feet of the East 77.5 feet of Lot 5, Block 30, Plat "B", Salt Lake City survey in the city and County of Salt Lake, State of Utah.

Parcel 3:

Beginning at the Northeast corner of Lot 7, Block 30, Plat "B", Salt Lake City survey, and running thence South 33 feet; Thence West 120.5 feet; thence South 2 feet; thence West 143 feet; thence North 45°00'00" West 49.5 feet; thence East 298.5 feet to the Point of Beginning.

Parcel 4:

A right of way for retaining wall footings over, across or under the following described property:

Beginning at a point 33 feet South of the Northeast corner of Lot 7, Block 30, Plat "B", Salt Lake City survey, and running thence South 2 feet; Thence West 120.5 feet; thence North 2 feet; thence East 120.5 feet to the Point of Beginning.

Parcel 5:

The West 50 feet of the East 127.5 feet of Lot 5, Block 30, Plat "B", Salt Lake City survey, according to the Official Plat thereof, recorded in the office of the County Recorder of Salt Lake County, State of Utah.

Parcel 6 (Parking lot):

The North 90 feet of the East 85 feet of Lot 6, Block 30, Plat "B", Salt Lake City survey in the city and County of Salt Lake, State of Utah.

Exhibit B

Permitted Exceptions

(The following exception affects Portion of Parcel 1)

1. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded October 08, 1929 as Entry No. 641797 in Book 57 of Liens and Leases at Page 250 of Official Records.

(The following exception affects portion of Parcels 1 through 5)

2. An easement over, across or through the Land for sewer lines and water pipes and incidental purposes, as granted to Salt Lake City, a municipal corporation of the State of Utah by Instrument recorded September 30, 1950 as Entry No. 1218081 in Book 803 at Page 7 of Official Records.

(The following exception affects Southerly portion of Parcels 1 through 5))

3. An easement over, across or through the Land for sewer lines and incidental purposes, as granted to Salt Lake City, a municipal corporation of the State of Utah by Instrument recorded October 14, 1953 as Entry No. 1347431 in Book 1040 at Page 499 of Official Records.
4. Terms and Conditions of Abstract of Findings and Order recorded December 30, 1970 as Entry No. 2364675 in Book 2926 at Page 5 of Official Records.
5. Salt Lake City Ordinance No 70 of 2005 recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records.