

When Recorded Mail to:

228W Apartments, LLC
3021 Citrus Circle, Suite 130
Walnut Creek, CA 94598
CTA 193413-CAF

SPECIAL WARRANTY DEED

H. Boyd and Associates, L.C., a Utah limited liability, Grantor, hereby conveys and warrants against all who claim by, through, or under Grantor, to 228W Apartments, LLC, a Delaware limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

BEGINNING AT A POINT WHICH LIES ON THE SOUTH LINE OF LOT 1, BLOCK 139, PLAT "A", SALT LAKE CITY SURVEY, SAID POINT BEING SOUTH 89°57'12" WEST 222.55 FEET AND NORTH 00°02'48" WEST 63.62 FEET FROM A FOUND SALT LAKE CITY STREET MONUMENT BRASS CAP AT 600 NORTH STREET AND 200 WEST STREET, BEING FURTHER DESCRIBED AS WEST 160.5 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE NORTH 00°02'41" EAST 165.16 FEET, (NORTH 165 FEET BY DEED) TO THE NORTH LINE OF LOT 1; THENCE ALONG SAID NORTH LOT LINE NORTH 89°52'07" EAST 11.99 FEET, (EAST 12 FEET BY DEED); THENCE SOUTH 00°02'41" WEST 165.16 FEET TO THE SOUTH LINE OF LOT 1, (SOUTH 165 FEET BY DEED); THENCE SOUTH 89°52'06" WEST 11.99 FEET, (WEST 12 FEET BY DEED) TO THE POINT OF BEGINNING.

No warranty at all applies to any easements, hereditaments, and appurtenances, including any mineral rights, development rights, or air or water rights. This conveyance is subject to any easements, restrictions, or rights of way appearing of record and enforceable in law and equity.

Witness, the hand of said Grantor, this 3 day of September 2025.

H. Boyd and Associates, L.C.

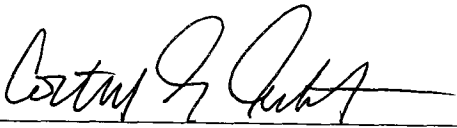
By: Harvey E. Boyd
Harvey E. Boyd
Member

By: Sherryl J. Boyd
Sherryl J. Boyd
Member

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 3 day of September 2025, before me personally appeared Harvey F. Boyd and Sherryl J. Boyd, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged to me that each executed the same in his or her capacity as a member of H. Boyd and Associates, L.C.

Witness my hand and official seal.



Notary Public

