

Mail Recorded Deed & Tax Notice To:
1000 E Sugarhouse Apartments, LLC, a Delaware limited liability company
3021 Citrus Circle, Suite 130
Walnut Creek, CA 94598



File No.: 196517-CAF

SPECIAL WARRANTY DEED

1000 E Sugarhouse Apartments, LLC, a Delaware limited liability company,

GRANTOR(S), of Walnut Creek, State of California, hereby conveys and warrants against all who claim by, through, or under the grantor to

1000 E Sugarhouse Apartments, LLC, a Delaware limited liability company,

GRANTEE(S), of Walnut Creek, State of California

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-20-136-005, 16-20-136-006, 16-20-136-010, 16-20-136-011, 16-20-136-012 and 16-20-136-013 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2026 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

The purpose of this deed is to consolidate subdivision lots located within the Geneva Place Subdivision into one combined legal description. Consolidation approval provided in Findings and Order document recorded November 21, 2025 as Entry No. 14466714 in Book 11618 at Page 8402.

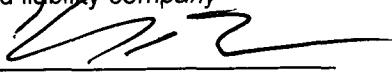
[Signature on following page]

14485529 B: 11629 P: 8439 Total Pages: 5
01/07/2026 01:55 PM By: tpham Fees: \$66.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Dated this _____

1000 E Sugarhouse Apartments, LLC, a
Delaware limited liability company

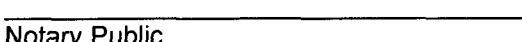
BY:


Chuck Bond
Authorized Signatory

STATE OF _____

COUNTY OF _____

On this _____, before me, personally appeared Chuck Bond, proved on the
basis of satisfactory evidence to be the person whose name is subscribed to this document, and
acknowledged before me that he/she/they executed the same on behalf of 1000 E Sugarhouse
Apartments, LLC, a Delaware limited liability company.


Notary Public

ACKNOWLEDGMENT

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 Contra Costa)

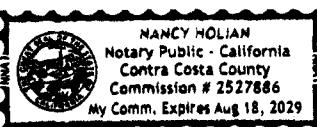
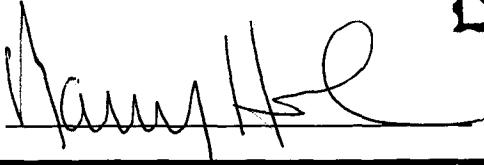
On January 6, 2026 before me, Nancy Holian, notary public
(insert name and title of the officer)

personally appeared Charles C. Bond III Chuck Bond,
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.

Signature



(Seal)

EXHIBIT A

CURRENT LEGAL DESCRIPTIONS

Tax Id No. 16-20-136-005

Lots 9, 10, 11 and 12, Block 3, GENEVA PLACE, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Id No. 16-20-136-006

Lots 1 through 8, Block 3, GENEVA PLACE, according to the official lat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Id No. 16-20-136-010

All of Lots 31 and 32, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

Tax Id No. 16-20-136-011

All of Lots 33 and 34, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

Tax Id No. 16-20-136-012

All of Lots 35, 36, 37 and 38, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

Tax Id No. 16-20-136-13

All of Lots 39 and 40, Block 3, GENEVA PLACE, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90.

APPROVED CONSOLIDATED LEGAL DESCRIPTION

A parcel of land lying and situate in the Northwest Quarter of Section 20, Township 1 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the northwest corner of Lot 12, Block 3, GENEVA PLACE, according to the official plat hereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90, said point of beginning also being on the East right-of-way line of Lincoln Street, said point of beginning also being 367.98 feet South 89°58'51" East and 232.84 feet South 00°21'33" West and 33.00 feet South 89°38'27" East from the street monument at the intersection of 900 East Street and 2100 South Street and running thence, along the North line of said Lot 12, South 89°44'47" East 152.67 feet; thence South 00°21'33" West 50.00 feet to the Northwest corner of Lot 31, Block 3, of said GENEVA PLACE; thence along the North line of said Lot 31, South 89°44'47" East 152.67 feet to the West right-of-way of 1000 East Street; thence, along the said West right-of-way line of 1000 East Street, South 00°21'33" West 250.00 feet to the North right-of-way line of Elm Street; thence, along said North right-of-way of Elm Street, North 89°44'47" West 305.33 feet to the aforesaid East right-of-way of Lincoln Street; thence, along said East right-of-way of Lincoln Street, North 00°21'33" East 300.00 feet to the Point of Beginning.