

MAIL RECORDED DEED AND TAX NOTICE TO:

**MWIC Magna, LLC**  
Attn: Mountain West Investment Corporation, Manager  
201 Ferry Street SE, Suite 400  
Salem, OR 97301

13922674 B: 11323 P: 2712 Total Pages: 3  
03/30/2022 03:14 PM By: dconway Fees: \$40.00  
SWD- SPECIAL WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

CT-156926-CAR

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**SPECIAL WARRANTY DEED**

**MWIC Magna Apartments, LLC, a Utah limited liability company**

**GRANTOR(S) of Salem, State of Oregon, hereby Conveys and Warrants against all who claim by, through, or under the grantor to**

**MWIC Magna, LLC, a Utah limited liability company**

**GRANTEE(S), of Salem, State of Oregon**

**for the sum of Ten Dollars (\$10.00) 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.: 14-32-201-066 (for reference purposes only)**

**SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.**

*[Signature on following page]*

DATED: March 29, 2022

GRANTOR:

MWIC MAGNA APARTMENTS, LLC, a Utah limited liability company

By: Lake Union Partners Seattle, LLC, a Washington limited liability company, Co-Manager

By: Patrick Foley  
Name: Patrick Foley  
Title: Manager

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that **Patrick Foley** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Lake Union Partners Seattle, LLC, a Washington limited liability company, the Co-manager of **MWIC Magna Apartments, LLC**, a Utah limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 29, 2022.



Shelby Hjort  
[PRINT NAME] Shelby Hjort  
NOTARY PUBLIC for the State of Washington,  
residing at Seattle 98103.  
My appointment expires: 04/20/2025.

## EXHIBIT A

### Legal Description

#### PARCEL 1:

Beginning at a point on the East right-of-way line of 8400 West Street which is South 734.30 feet and East 68.88 feet from the North quarter corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian basis of bearing being the North line of said Section 32 which bears South 89°49'24" East; thence South 89°44'24" East 511.98 feet; thence South 00°15'36" West 111.18 feet; thence South 89°39'43" East 391.33 feet; thence South 63°22'42" East 13.48 feet; thence South 39°23'31" East 48.27 feet; thence South 00°10'36" West 353.67 feet to a point on the North line of the Utah and Salt Lake Canal and to a point on a 604.45 foot radius curve to the left, the chord of which bears South 89°03'18" West; thence Westerly along said North line and said curve through a central angle of 38°36'34" a distance of 407.31 feet; thence South 69°45'01" West along said North line 127.78 feet; thence North 00°44'30" East 190.73 feet; thence North 82°16'05" West 8.58 feet; thence North 14°25'04" West 35.16 feet; thence South 87°12'47" West 411.49 feet to the East right-of-way line of 8400 West Street; thence North 00°08'25" East along said East line 357.74 feet to the point of beginning.

#### PARCEL 1A:

Reciprocal pedestrian and vehicular ingress and egress easements as more particularly defined in those certain following instruments: (i) recorded February 7, 1986 as Entry Nos. 4199263 and 4199264 in Book 5734 at Pages 1380 and 1384; (ii) recorded November 3, 1986 as Entry Nos. 4342468 and 4342469 in Book 5835 at Pages 1265 and 1268; and (iii) recorded December 14, 1994 as Entry No. 5985382 in Book 7071 at Page 183 of official records.

**When Recorded Mail This Deed To:**

MWIC Magna, LLC  
401 North 36<sup>th</sup> Street, Suite 104  
Seattle, Washington 98103  
Attention: Tyson Feaster

**Mail Tax Notice to:**

MWIC Magna, LLC  
401 North 36<sup>th</sup> Street, Suite 104  
Seattle, Washington 98103  
Attention: Tyson Feaster

Tax Parcel No.: 14-32-201-139

165782-CAP

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(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

MWIC MAGNA APARTMENTS, LLC, a Utah limited liability company, who acquired title as MWIC MAGNA APARTMENTS, LLC, a Washington limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto MWIC MAGNA, LLC, a Utah limited liability company, Grantee, whose current address is 401 North 36th Street, Suite 104, Seattle, Washington 98103, the following described real property in Salt Lake County, State of Utah, to-wit (the "Property"):

See Exhibit "A" attached hereto and by this reference made a part hereof.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

The division of land accomplished by this Special Warranty Deed is in anticipation of future land use approvals on the Property, does not confer any land use approvals, and has not been approved by the land use authority.

*[Signature and acknowledgment on following page]*

WITNESS, the hand of said Grantor, this 18<sup>th</sup> day of April, 2023.

**MWIC Magna Apartments, LLC,**  
a Utah limited liability company

By: Lake Union Partners Seattle, LLC,  
a Washington limited liability company,  
Manager

By: Tyson Feaster  
Name: Tyson Feaster  
Title: Manager

STATE OF Washington )  
ss.  
COUNTY OF King )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2023, by  
Tyson Feaster, Manager of Lake Union Partners Seattle, LLC, a Washington limited liability  
company, Manager of MWIC Magna, LLC, a Utah limited liability company.



Shelby Hjort Exp. 4/20/2025  
Notary Public  
Residing at: Seattle 98103

## EXHIBIT A

### LEGAL DESCRIPTION

A portion of Parcel E, ARBOR PARK TOWNHOMES, Amending Lot 1 of Arbor Park Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on January 24, 2022 as Entry No. 13875810 in Book 2022 at Page 35, said plat being corrected by that certain Scrivener's Affidavit recorded January 31, 2023 as Entry No. 14067633 in Book 11398 at Page 5455, more particularly described as follows:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 580.88 feet and South 730.30 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°46'00" East 43.13 feet;  
thence South 55°00'35" West 24.57 feet;  
thence Southwesterly 26.63 feet along the arc of a 28.00 foot radius curve to the left (center bears South 34°59'25" East and the chord bears South 27°45'49" West 25.64 feet with a central angle of 54°29'32");  
thence South 00°31'03" West 64.20 feet;  
thence Southwesterly 17.63 feet along the arc of a 17.00 foot radius curve to the right (center bears North 89°36'51" West and the chord bears South 30°05'33" West 16.85 feet with a central angle of 59°24'48");  
thence North 89°39'43" West 2.56 feet;  
thence North 00°15'36" East 115.71 feet to the point of beginning.

Contains 1,641 Square Feet or 0.038 Acres.

WHEN RECORDED, RETURN TO  
AND SEND TAX NOTICES TO:

MWIC Apartments, LLC  
401 North 36<sup>th</sup> Street, Suite 104  
Seattle, Washington 98103

TIN 14-32-201-090

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated the 24 day of April, 2023, is executed by TAMI R. LUND, an individual and GAILYN LUND, an individual (collectively, the "Grantor"), in favor of MWIC MAGNA, LLC, a Utah limited liability company, whose address is 401 North 36th Street, Suite 104, Seattle, Washington 98103 (hereinafter referred to as "Grantee").

**WITNESSETH:**

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, all of Grantor's right, title and interest in the real property (the "Property") located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon.

From and after the date hereof, the Property may only be used for open space and landscaping purposes. So long as Grantor, or its successors or assigns, own property adjacent to the Property, Grantor reserves the right, on a non-exclusive basis with Grantee, to access and use the open space located on the Property.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

The division of land accomplished by this Special Warranty Deed is in anticipation of future land use approvals on the Property, does not confer any land use approvals, and has not been approved by the land use authority.

[SIGNATURE PAGES IMMEDIATELY FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR:

Tami R. Lund

Tami R. Lund, an individual

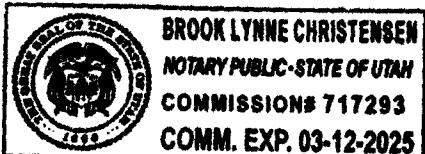
Gailyn Lund

Gailyn Lund, an individual

STATE OF Utah

County of Salt Lake

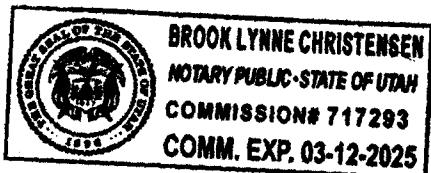
The foregoing instrument was acknowledged before me this 24 day of April, 2023, by Tami R. Lund, an individual.



B. Lund

NOTARY PUBLIC

The foregoing instrument was acknowledged before me this 24 day of April, 2023, by Gailyn Lund, an individual.



G. Lund

NOTARY PUBLIC

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

**Legal Description of Real Property**

The following real property located in Salt Lake County, Utah:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,013.68 feet and South 1,113.72 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence East 48.35 feet;  
thence South 52.73 feet;  
thence North 89°49'26" West 48.50 feet;  
thence North 00°10'12" East 52.58 feet to the point of beginning.

Contains 2,550 Square Feet or 0.059 Acres

Tax Parcel Number: 14-32-201-090

WHEN RECORDED, RETURN TO  
AND SEND TAX NOTICES TO:

MWIC Apartments, LLC  
401 North 36th Street, Suite 104  
Seattle, Washington 98103

TIN 14-32-201-142

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated the 19 day of April, 2023, is executed by JOHN GUST, an individual (the "Grantor"), in favor of MWIC MAGNA, LLC, a Utah limited liability company, whose address is 401 North 36th Street, Suite 104, Seattle, Washington 98103 (hereinafter referred to as "Grantee").

#### WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, all of Grantor's right, title and interest in the real property (the "Property") located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon.

From and after the date hereof, the Property may only be used for open space and landscaping purposes. So long as Grantor, or its successors or assigns, own property adjacent to the Property, Grantor reserves the right, on a non-exclusive basis with Grantee, to access and use the open space located on the Property.

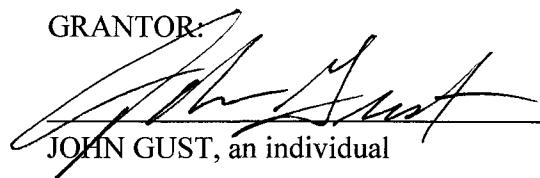
THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

The division of land accomplished by this Special Warranty Deed is in anticipation of future land use approvals on the Property, does not confer any land use approvals, and has not been approved by the land use authority.

[SIGNATURE PAGES IMMEDIATELY FOLLOW]

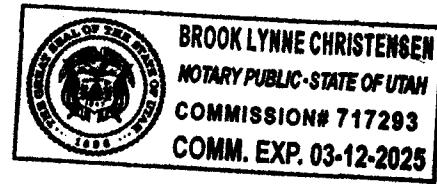
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR:



JOHN GUST, an individual

STATE OF Utah )  
County of Salt Lake )  
ss.



The foregoing instrument was acknowledged before me this 19 day of April, 2023, by John Gust, an individual.



\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A**  
**TO**  
**SPECIAL WARRANTY DEED**

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

**Parcel 1**

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,014.36 feet and South 890.32 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence

thence South 39°23'31" East 31.99 feet;  
thence South 12°19'50" East 4.56 feet;  
thence North 39°14'45" West 33.65 feet;  
thence North 00°10'39" East 3.12 feet to the point of beginning.

Contains 67 Square Feet or 0.002 Acres

**Parcel 2**

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,013.68 feet and South 1,113.72 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 00°10'10" East 169.37 feet;  
thence Southeasterly 8.18 feet along the arc of a 7.00 foot radius curve to the right (center bears South 14°20'04" East and the chord bears South 70°52'05" East 7.72 feet with a central angle of 66°55'58");  
thence South 37°24'06" East 58.88 feet;  
thence Southeasterly 3.38 feet along the arc of a 8.00 foot radius curve to the left (center bears North 52°35'54" East and the chord bears South 49°30'24" East 3.36 feet with a central angle of 24°12'37");

thence South 61°36'43" East 4.49 feet;  
thence Southeasterly 23.45 feet along the arc of a 48.00 foot radius curve to the left (center bears North 28°23'17" East and the chord bears South 75°36'17" East 23.21 feet with a central angle of 27°59'08");  
thence South 89°35'51" East 40.74 feet;  
thence South 89°49'31" East 34.87 feet;  
thence Southeasterly 10.81 feet along the arc of a 7.00 foot radius curve to the right (center bears South 00°10'29" West and the chord bears South 45°33'59" East 9.77 feet with a central angle of 88°31'02");  
thence South 01°18'28" East 10.73 feet;  
thence West 107.02 feet;  
thence South 92.02 feet;  
thence West 48.35 feet to the point of beginning.

Contains 8,912 Square Feet or 0.205 Acres

Tax Parcel Number: A portion of 14-32-201-142

WHEN RECORDED, RETURN TO  
AND SEND TAX NOTICES TO:

MWIC Apartments, LLC  
401 North 36th Street, Suite 104  
Seattle, Washington 98103

TIN 14-32-201-137

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated the 19 day of April, 2023, is executed by TRISHA SMITH, as trustee of THE TRISHA CHRISTENSEN TRUST U/A/D the 19<sup>th</sup> day of June 2007 (the “Grantor”), in favor of MWIC MAGNA, LLC, a Utah limited liability company, whose address is 401 North 36th Street, Suite 104, Seattle, Washington 98103 (hereinafter referred to as “Grantee”).

**WITNESSETH:**

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, all of Grantor’s right, title and interest in the real property (the “Property”) located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon.

From and after the date hereof, the Property may only be used for open space and landscaping purposes. So long as Grantor, or its successors or assigns, own property adjacent to the Property, Grantor reserves the right, on a non-exclusive basis with Grantee, to access and use the open space located on the Property.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

The division of land accomplished by this Special Warranty Deed is in anticipation of future land use approvals on the Property, does not confer any land use approvals, and has not been approved by the land use authority.

[SIGNATURE PAGES IMMEDIATELY FOLLOW]

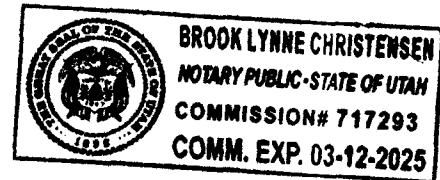
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR:

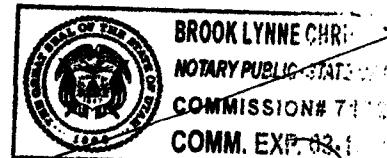
TRISHA SMITH, as trustee of THE TRISHA CHRISTENSEN TRUST U/A/D the 19<sup>th</sup> day of June 2007

By: \_\_\_\_\_

Trisha Smith, Trustee



STATE OF Utah )  
County of Salt Lake )  
ss.



The foregoing instrument was acknowledged before me this 19 day of April, 2023, by TRISHA SMITH, as trustee of THE TRISHA CHRISTENSEN TRUST U/A/D the 19<sup>th</sup> day of June 2007.

  
NOTARY PUBLIC

**EXHIBIT A**  
**TO**  
**SPECIAL WARRANTY DEED**

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

**Parcel 1**

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,031.36 feet and South 857.23 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 11°07'14" East 15.65 feet;  
thence North 89°21'04" West 9.00 feet;  
thence South 12°19'50" East 7.34 feet;  
thence North 89°44'24" West 12.54 feet;  
thence South 00°10'36" West 6.06 feet;  
thence South 00°10'36" West 4.61 feet;  
thence North 39°23'31" West 21.54 feet;  
thence North 54°49'56" East 15.39 feet;

thence Northeasterly 19.74 feet along the arc of a 45.00 foot radius curve to the right (center bears South 35°10'04" East and the chord bears North 67°24'00" East 19.58 feet with a central angle of 25°08'07") to the point of beginning.

Contains 500 Square Feet or 0.011 Acres

**Parcel 2**

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,031.36 feet and South 857.23 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Northeasterly 8.15 feet along the arc of a 45.00 foot radius curve to the right (center bears South 10°01'57" East and the chord bears North 85°09'10" East 8.13 feet with a central angle of 10°22'14");

thence South 89°39'43" East 13.02 feet;

thence South 07°40'51" East 16.34 feet;

thence North 89°21'04" West 20.30 feet;

thence North 11°07'14" West 15.65 feet to the point of beginning.

Contains 333 Square Feet or 0.008 Acres

Tax Parcel Number: A portion of 14-32-201-137