

Entry 2021001750
Book 1701 Pages 720-723 \$40.00
25-Feb-21 02:24
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
ARTISAN TITLE
6330 S 3000 E STE 670, SALT LAKE CITY, UTAH 84121-3556
Rec By: Rebecca Iser, Deputy Recorder
Electronic Recording

Ent 2021001750
Book 1701 Pg 720

Mail tax notice to:
Ganesh Parvati IX, LLC
5829 Grand National Drive
Orlando, Florida 32811

This instrument prepared by:
Marla I. Berman Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of February 24, 2021 between TRIGILD MANAGEMENT SERVICES, INC., SOLELY IN ITS CAPACITY AS COURT APPOINTED RECEIVER IN CASE NO. 200800047, EIGHTH JUDICIAL DISTRICT COURT IN AND FOR UINTAH COUNTY, STATE OF UTAH FOR THE PROPERTY OWNED BY VERNAL VALLEY LODGING # 2, LLC, A UTAH LIMITED LIABILITY COMPANY ("Grantor"), whose address is c/o Rialto Capital Advisors, LLC, 200 South Biscayne Boulevard, Suite 3550, Miami, Florida 33131, in favor of GANESH PARVATI IX, LLC, a Utah limited liability company ("Grantee"), whose address is 5829 Grand National Drive, Orlando, Florida 32811:

05-012-0115

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, grants unto Grantee and its successors and assigns in fee simple forever, the parcel of land, situate, lying and being in the County of Uintah, State of Utah, more particularly described on the attached Exhibit A (the "Property"), with the building and improvements thereon erected.

Subject however, to:

- (a) Real property taxes and assessments for the year 2021 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (d) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions, and other matters of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

Grantor is delivering this Deed solely in its capacity as court-appointed receiver in accordance with that certain Order Appointing Receiver dated April 2, 2020 (the "**Court Order**") in the action entitled Wilmington Trust, National Association, as Trustee for Morgan Stanley Bank of America Merrill Lynch Trust 2014-C19, Commercial Mortgage Pass-Through Certificates, Series 2014-C19, a REMIC Trust acting through its Trustee, a national banking association vs. Vernal Valley Lodging #2, LLC, a Utah limited liability company, Case No. 200800047 in the Eighth Judicial District Court in and for Uintah County, State of Utah, and as such, and notwithstanding anything to the contrary in this Deed, any claim against Grantor and any obligation of Grantor under this Deed, is to be satisfied exclusively from any and all assets of the Property receivership, including, without limitation, Grantor proceeds of the sale of the Property, and not Grantor personally

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF VERNAL, COUNTY OF UINTAH, STATE OF UTAH,
DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 3, VERNAL VALLEY LODGING SUBDIVISION, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UINTAH COUNTY,
UTAH.

PARCEL 2:

AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND 2
PARKING STALLS AS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT WITH
COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JANUARY 20, 2010 AS
ENTRY NO. 2010000851 IN BOOK 1177 AT PAGE 806.

PARCEL 3:

AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND
PARKING, UTILITY LINES AND DRAINAGE AS CONTAINED IN RECIPROCAL
EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS,
RECORDED NOVEMBER 18, 2011 AS ENTRY NO. 2011008294 IN BOOK 1255 AT
PAGE 211.