

**RECORDING
REQUESTED BY AND
WHEN RECORDED
MAIL THIS DEED**

Fidelity National Title
Insurance Company
Attn: Cade Kauffman
2651 North Harwood,
Suite 450
Dallas, Texas 75201

**AND, UNLESS
OTHERWISE SHOWN
BELOW, MAIL TAX
STATEMENT TO:**

D Wood Hotel, LLC
8762 Preston Trace Blvd,
Frisco, Texas 75033
MAY 89472

Space above this line for recorder's use

APN: 06-093-0070

GRANT DEED

The Undersigned Grantor Declares:

Documentary Transfer Tax: \$ _____
City Tax: \$ _____

- COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
- COMPUTED ON FULL VALUE LESS VALUE OF LIENS OR ENCUMBRANCES
REMAINING AT TIME OF SALE.
- UNINCORPORATED AREA
- CITY OF SALT LAKE CITY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

G6 HOSPITALITY PROPERTY LLC, a Delaware limited liability company,

hereby GRANT(S) to

D WOOD HOTEL, LLC, a Utah limited liability company,

that certain real property located in the City of Salt Lake, County of Davis, State of Utah, more

particularly described on EXHIBIT "A" attached hereto and incorporated herein for all purposes, subject to those matters listed on EXHIBIT "B" attached hereto and incorporated herein for all purposes.


NOTWITHSTANDING ANYTHING TO THE CONTRARY, AS SET FORTH IN SECTION 3 OF THAT CERTAIN PURCHASE AND SALE AGREEMENT DATED NOVEMBER 11, 2021 BETWEEN GRANTOR AND GRANTEE'S PREDECESSOR-IN-INTEREST (THE "PURCHASE AGREEMENT"), WHICH IS HEREBY INCORPORATED BY REFERENCE AS IF HEREIN SET OUT IN FULL, EXCEPT FOR GRANTOR'S REPRESENTATIONS AND WARRANTIES SET FORTH IN THE PURCHASE AGREEMENT AND THE WARRANTY OF TITLE AS SET FORTH HEREIN, THE ASSETS CONVEYED HEREUNDER ARE CONVEYED BY SELLER AND ACCEPTED BY PURCHASER IN AN "AS IS" CONDITION "WITH ALL FAULTS" AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTIES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF SELLER. SELLER HAS NOT, DOES NOT, AND WILL NOT MAKE ANY WARRANTIES OR REPRESENTATION, EXPRESS OR IMPLIED, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OR CONDITION, MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE ASSETS.

[Signatures on the following page]

IN WITNESS WHEREOF, Grantor has executed this Grant Deed to be effective as of the
6 day of January 2022.

GRANTOR:

G6 HOSPITALITY PROPERTY LLC,
a Delaware limited liability company

By: 
Name: R. PALLESCHI
Title: CEO

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 TEXAS)
) ss:
COUNTY OF DENTON)

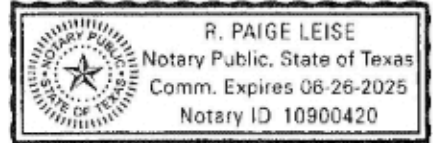
On January 6, 2022 before me, R. Paige Leise
Notary Public (insert name and title of the officer),

personally appeared Robert Palleschi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



[Seal]

EXHIBIT "A"

LEGAL DESCRIPTION

Exhibit "A"

Parcel 1:

Beginning on the East line of a 66 foot street (800 West Street) at a point which is North $00^{\circ}04'13''$ East 30.68 feet along the section line and North $89^{\circ}56'35''$ West 176.885 feet from the Southeast corner of the Northwest quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian (Davis County Bearing Base as shown on the Township Reference Plat and recorded as Entry No. 370752, September 28, 1972, in the Davis County Recorder's Office); and running thence North $00^{\circ}03'25''$ East 230.00 feet along East line of said street; thence South $89^{\circ}56'35''$ East 506.170 feet to the Westerly "No Access" Line of Interstate 15 and a point on a 7519.42 foot radius curve to the right; thence along the arc of said curve 212.178 feet, (chord bears South $28^{\circ}45'22''$ West 212.178 feet) to a point on the "No Access" Line of the off ramp and a 1850.100 foot radius curve to the right; thence along the arc of said curve 52.021 feet (chord bears South $32^{\circ}31'41''$ West 52.019 feet); thence North $89^{\circ}56'35''$ West 376.350 feet to the point of beginning.

Parcel 1A:

Together with the use restrictions affecting the adjacent property as disclosed by that certain Declaration of Restrictive Covenant recorded June 13, 1990 as Entry No. 893690 in Book 1356 at page 143 and as amended by that certain Modification of Declaration of Restrictive Covenant recorded August 3, 1994 as Entry No. 1134668 in Book 1787 at page 525 and further amended by that certain Second Modification of Declaration of Restrictive Covenant recorded March 27, 1995 as Entry No. 1171500 in Book 1859 at page 312 of official records.

EXHIBIT "B"

Permitted Encumbrances

General Exceptions:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a Public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, that are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

Specific Exceptions:

1. Taxes for the year 2021, 2022 and subsequent years.
2. The land described herein is located within the boundaries of Woods Cross, Weber Basin Water District ((801) 773-3677), Mosquito Abatement District and South Davis Sewer District ((801) 295-3469), and is subject to any assessments levied thereby.
3. Notice of Adoption of Redevelopment Plan Entitled "Woods Cross Neighborhood Development Plan" and Dated August 22, 1986
Recorded: November 21, 1986
Entry No.: 761452
Book/Page: 1125 / 762
4. Each and every right of access together with all rights of abutters to the underlying fee conveyed to:
Grantee: State Road Commission of Utah
Recorded: January 7, 1958

Entry No.: 173178
Book/Page: 135 / 599
Area Affected: Easterly

5. Right of Way

Grantor: John Parkin
Grantee: Mary A Parkin
Dated: March 9, 1917
Recorded: August 9, 1917
Entry No.: 25903
Book/Page: F liens and leases / 122

6. Any loss or claim pursuant to the legal description of the land to South encroaching onto the subject land as disclosed by mesne documents of record including Warranty Deed recorded April 08, 1994 as Entry No. 1109654, in Book 1745 at Page 398 of the official records.

7. Subject to the rights of parties in possession of the subject property under unrecorded leases, rental or occupancy agreements and any claims thereunder.

8. Subject, but not limited, to the following items, as disclosed by a survey prepared by Bock & Clark's National Surveyors Network, having been certified under the date of August 16, 2012 and last revised August 07, 2012 by David D. Peterson, a Registered Land Surveyor holding License No. 295720, as Job No. 201200387, including but not limited to the following:

- a. Fence Lines do not match property lines.
- b. Deed encroachment as shown in Exception 13.
- c. Matters since date of Survey