

Recording Requested by and
When Recorded Return to:
Metcalf Wolff Stuart & Williams LLP
221 W. 6th Street, Suite 1300
Austin, Texas 78701
Attention: Dana Rogers

14113541 B: 11423 P: 5828 Total Pages: 5
06/02/2023 04:15 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

Send Tax Notices to:
SLC 117 W 400 S, LLC
500 W. 5th Street, Suite 700
Austin, Texas 78701
Attention: Geoffrey Palmer

Tax Parcel No. 15-01-429-013-0000

First American Title
National Commercial Services
NCS File # 1134817

SPECIAL WARRANTY DEED

THE STATE OF UTAH
COUNTY OF SALT LAKE

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

400 SOUTH, LLC, a Utah limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid and caused to be paid by **SLC 117 W 400 S, LLC**, a Delaware limited liability company ("Grantee"), whose address is 500 W 5th Street, Suite 700, Austin, TX 78701, the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, ASSIGNED and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, ASSIGN and CONVEY, unto Grantee:

The real property located in Salt Lake County, Utah, and more particularly described in Exhibit A attached hereto and made a part hereof for all purposes and any and all structures, fixtures, and improvements situated thereon (collectively, the "Land"); together with all of Grantor's right, title and interest in and to the following: (i) all strips and gores between the Land and abutting properties, (ii) all rights in and to easements, air rights, development rights, and drainage rights incidental to the such Land including, without limitation, all development approvals or rights in respect thereto, and (iii) any and all reversionary interests in and to, and all of Grantor's rights to use, any of the foregoing (clauses (i) through (iii) above being herein collectively called the "Rights and Appurtenances" and the Land and the Rights and Appurtenances being herein collectively called the "Real Property").

TO HAVE AND TO HOLD the Real Property, together with all and singular any other rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, FOREVER; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Real Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by,

through, or under Grantor, but not otherwise.

The warranty of Grantor made herein is made subject only to the matters listed on Exhibit B attached hereto and incorporated herein to the extent, but no further, that the same are valid and subsisting as of the date hereof and affect title to the Real Property.

[End of Page; See Following Page for Signatures]

This instrument is executed effective as of the 2nd day of June 2023.

400 SOUTH, LLC,
a Utah limited liability company

By: *BR*
Name: William A Paulos
Title: MANAGER

THE STATE OF Utah §
 §
COUNTY OF Salt Lake §

This instrument was acknowledged before me on the 1st day of June 2023, by William A. Paulos, manager of 400 South, LLC, a Utah limited liability company.

ACH
Notary Public in and for the
State of Utah
Printed Name: Aaron C. Hansen

My Commission Expires: 7/7/2026

Exhibit A - Land
Exhibit B - Permitted Exceptions

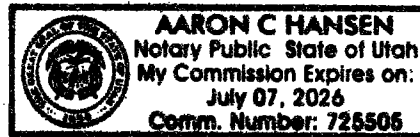


EXHIBIT A

LAND

A portion of Parcel 15-01-429-013-0000 that has previously been conveyed to 400 South LLC located in Lot 6, Block 41, Plat "A", Salt Lake Survey, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

Commencing at the Northeast Corner of said Lot 6 and running thence South 0°01'10" East 165.06 feet along the Easterly Line of said Lot 6 and South 89°57'27" West 99.00 feet to the TRUE POINT OF BEGINNING and running

Thence South 89°57'27" West 107.37 feet;

Thence North 0°01'10" West 165.06 feet to the North Line of said Lot 6;

Thence North 89°57'17" East along said North Line 13.03 feet;

Thence South 0°18'16" East 99.00 feet;

Thence North 89°57'17" East 68.86 feet;

Thence South 0°00'00" East 24.98 feet;

Thence North 90°00'00" East 25.00 feet; thence South 0°01'10" East 41.06 feet to the TRUE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Notice of Adoption of Redevelopment Plan Entitled “C.B.D. Neighborhood Development Plan” and the terms, conditions and limitations contained therein recorded November 28, 1984, as Entry No. 4020604 in Book 5609 at Page 1953 of Official Records.
2. Salt Lake City Ordinance No. 70 of 2005 (Adopting the Central Community Master Plan) and the terms, conditions and limitations contained therein recorded November 22, 2005, as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records.
3. An easement 10 feet wide and 100 feet long over, across or through the Land for electric power and incidental purposes, as granted to Rocky Mountain Power by Underground Right of Way Easement recorded January 8, 2018 as Entry No. 12693878 in Book 10636 at Page 7418 of Official Records and as shown on the survey, dated March 13, 2023, prepared by Nathan B. Weber (License No. 5152762).
4. The following matters disclosed by an ALTA/NSPS survey made by Diamond Land Surveying on January 23, 2023, last revised March 13, 2023, designated Job No. 22-267:
 - A) Fences/walls not situated upon property lines.

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Send Tax Notices to:
SLC 117 W 400 S, LLC
500 W. 5th Street, Suite 700
Austin, Texas 78701
Attention: Geoffrey Palmer

Tax Parcel No. 15-01-429-013-0000

QUITCLAIM DEED

THE STATE OF UTAH §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SALT LAKE §

400 SOUTH, LLC, a Utah limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid and caused to be paid by **SLC 117 W 400 S, LLC**, a Delaware limited liability company, as successor-in-interest to Cerco Development, Inc., a Texas corporation ("Grantee"), whose address is 500 W 5th Street, Suite 700, Austin, TX 78701, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby quitclaims and conveys to Grantee all of Grantor's right, title and interest in and to the property described on Exhibit A attached hereto.

[End of Page; See Following Page for Signatures]

This instrument is executed effective as of the 2nd day of June 2023.

400 SOUTH, LLC,
a Utah limited liability company

By: [Signature]
Name: William A. Paulos
Title: MANAGER

THE STATE OF Utah §
 §
COUNTY OF Salt Lake §

This instrument was acknowledged before me on the 1st day of June, 2023, by William A. Paulos, manager of 400 South, LLC, a Utah limited liability company.

[Signature]
Notary Public in and for the
State of Utah
Printed Name: Aaron C. Hansen

My Commission Expires: 7/7/2026

Exhibit A – Property Description

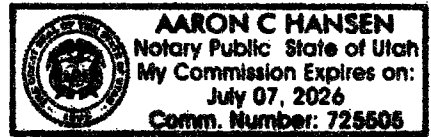


EXHIBIT A

PROPERTY

NOTCH LOT PARCEL:

A portion of Parcel 15-01-429-013-0000 that has previously been conveyed to 400 South LLC located in Lot 6, Block 41, Plat "A", Salt Lake Survey, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

Commencing at the Northeast Corner of said Lot 6 and running thence South 0°01'10" East 99.00 feet along the Easterly Line of said Lot 6 and South 89°57'17" West 99.00 feet to the TRUE POINT OF BEGINNING and running

Thence South 0°01'10" East 25.00 feet;

Thence North 90°00'00" West 25.00 feet;

Thence North 00°00'00" East 24.98 feet;

Thence North 89°57'17" East 24.99 feet to the TRUE POINT OF BEGINNING.

FLAG LOT PARCEL:

A portion of Parcel 15-01-429-013-0000 that has previously been conveyed to 400 South LLC located in Lot 6, Block 41, Plat "A", Salt Lake Survey, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

Commencing at the Northeast Corner of said Lot 6 and running thence South 89°57'17" West 99.00 feet to the TRUE POINT OF BEGINNING and running

Thence South 0°01'10" East 99.00 feet;

Thence South 89°57'17" West 9.99 feet;

thence North 0°00'00" East 99.00 feet to the North Line of said Lot 6;

thence North 89°57'17" East 9.96 feet along said North Line to the TRUE POINT OF BEGINNING.