

Parcel Data And Documents
For Parcel Number • 16-06-227-024-0000

Active Parcel Number

Legal Description:

BEG NW COR LOT 3, BLK 60, PLAT B, SLC SUR; N 0°02'34" W 125.75 FT; N 89°57'33" E 110 FT; S 0°02'27" E 2 FT; N 89°57'33" E 55 FT; N 0°02'27" W 2 FT; N 89°57'33" E 82.50 FT; N 0°02'27" W 6.32 FT; N 89°57'33" E 82.51 FT; S 0°02'31" E 197.06 FT; S 89°57'26" W 330 FT; N 0°02'34" W 64.99 FT TO BEG.

Acreage: 1.4600 **City:** SALT LAKE CITY **Address:** 33 S 600 E

Land Value: 2,247,000.00 **Bldg Value:** 70,500.00 **Total Value:** 2,317,500.00

Owner of Records Found: 2

MASONIC TEMPLE ASSOCIATION
MASONIC TEMPLE ASSOCIATION

Total Documents Found: 12

Entry	Book	Page	Type	Date	First Party	Second Party	Consideration	Abstract	Plat
13265171	10940	6999	QCD	5/8/2020	MASONIC TEMPLE ASSOCIATION	MASONIC TEMPLE ASSOCIATION		✓	✓
13479632	11071	6331	MEMO	12/1/2020	MASONIC TEMPLE ASSOCIATION WADSWORTH DBURBAN SOUTH	TO WHOM IT MAY CONCERN		✓	
13479633	11071	6336	EASEMT	12/1/2020	MASONIC TEMPLE ASSOCIATION	MASONIC TEMPLE ASSOCIATION		✓	
13502804	11082	5350	EASEMT	12/17/2020	MASONIC TEMPLE ASSOCIATION	PACIFICORP ROCKY MOUNTAIN POWER		✓	
13555334	11111	9310	TRD	2/3/2021	WADSWORTH	FIRST AMERICAN TITLE INSURANCE COMPANY HILLCREST BANK	19,900,000.00	✓	
13555335	11111	9338	ASSIGN	2/3/2021	WADSWORTH	HILLCREST BANK		✓	
13555336	11111	9348	FIN ST	2/3/2021	WADSWORTH	HILLCREST BANK		✓	
13617495	11148	2862	EASEMT	4/1/2021	MASONIC TEMPLE ASSOCIATION	PACIFICORP		✓	
14190264	11464	3270	TRD	12/29/2023	WADSWORTH DBURBAN SOUTH TEMPLE, LLC	RGA REINSURANCE COMPANY CHICAGO TITLE INSURANCE COMPANY	22,000,000.00	✓	
14190265	11464	3295	ASSIGN	12/29/2023	WADSWORTH DBURBAN SOUTH TEMPLE, LLC	RGA REINSURANCE COMPANY		✓	
14194226	11466	2969	T FNST	1/12/2024	HILLCREST BANK	WADSWORTH DBURBAN SOUTH TEMPLE LLC		✓	
14194716	11466	5125	SUBTRR...	1/16/2024	HILLCREST BANK	WADSWORTH		✓	

This Instrument Prepared By
And After Recording Return To:
Lisa C. Grimes
Assistant General Counsel
RGA Reinsurance Company
c/o RGA Mortgage Loan Servicing
16600 Swingley Ridge Road
Chesterfield, Missouri 63017

APN: 16-06-227-024-0000

**LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT
AND FIXTURE FILING**

(Utah)

(Loan No. 73101519)

THIS LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (“**Deed of Trust**”) is made this 27 day of December, 2023, by **WADSWORTH DBURBAN SOUTH TEMPLE, LLC**, a Utah limited liability company, whose address is 166 East 14000 South, Suite 210, Draper, Utah 84020 (the “**Trustor**”), to CHICAGO TITLE INSURANCE COMPANY, whose address is 10 S. LaSalle Street, Suite 3100, Chicago, Illinois 60603 (the “**Trustee**”), for the benefit of RGA REINSURANCE COMPANY, a Missouri corporation, whose address is c/o RGA Mortgage Loan Servicing, 16600 Swingley Ridge Road, Chesterfield, Missouri 63017 (the “**Beneficiary**”).

WITNESSETH

WHEREAS, Trustor is indebted to Beneficiary in the original principal amount of Twenty-Two Million and No/100 Dollars (\$22,000,000.00), together with interest thereon (the “**Loan**”), which Loan is evidenced by, among other things, that certain Loan Agreement dated as of the date hereof between Trustor and Beneficiary (the “**Loan Agreement**”) and the terms of that certain promissory note dated as of the date hereof payable to the order of Beneficiary (the “**Note**”), and Trustor has agreed to repay the Loan in lawful money of the United States with interest thereon at the rate of six and 94/100 percent (6.94%) per annum according to the terms of the Loan Agreement and the Note, with the balance of the principal sum and interest accrued thereon,

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

That certain real property located in Salt Lake County, Utah, and more particularly described as follows:

PARCEL 1:

A parcel of land located in Lots 3 and 4, Block 60, Plat "B", Salt Lake City Survey in the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian; the boundary of said parcel of land is described follows:

Beginning at the northwesterly corner of said Lot 3, Block 60, which is 396.03 feet S. 00°01'25" E. and East 67.45 feet from the Salt Lake City brass cap monument marking the intersection of South Temple Street and 600 East Street; thence N. 00°02'34" W. (Record = North) 125.75 feet along the westerly line of said Lot 4; thence along the northerly boundary line of said entire tracts the following courses: 1) N. 89°57'33" E. (Record = East) 110 feet; 2) S. 00°02'27" E. (Record = South) 2 feet; 3) N. 89°57'33" E. (Record = East) 55.00 feet; thence N. 00°02'27" W. (Record = North) 2 feet; thence N. 89°57'33" E. (Record = East) 82 1/2 feet to the westerly boundary line of said entire tract referred to as Entry No. 468962 in the office of the Salt Lake County Recorder; thence N. 00°02'27" W. (Record = North) 6.32 feet along said westerly boundary line; thence N. 89°57'33" E. 82.51 feet to the easterly line of said Lot 4; thence S. 00°02'31" E. (Record = South) 197.06 feet along said easterly line of said Lot 4 to the southeasterly corner of said tract referenced as Entry No. 2039826 in the Office of the Salt Lake County Recorder; thence S. 89°57'26" W. (Record = West) 330 feet to the southwesterly corner of said entire tract and the westerly line of Lot 3, Block 60; thence N. 00°02'34" W. (Record = North) 64.99 feet along said westerly line to the point of beginning.

PARCEL 2:

Together with the rights appurtenant to Parcel 1 above, as created by that certain Declaration of Easement which recorded December 1, 2020 as Entry No. 13479631 in Book 11071 at Page 6324 of Official Records and being further described as follows:

Commencing at the Northwest corner of Lot 5 Block 60. Plat "B" Salt Lake City Survey and running thence 247.50 feet North 89°57'30" East to the POINT OF BEGINNING; thence North 89°57'30" East 25.51 feet; thence South 00°06'36" West 197.93 feet; thence South 89°57'33" West 24.99 feet; thence North 00°02'27" West 197.93 feet to the point of beginning.

For informational purposes only, Tax Parcel No.: **16-06-227-024-0000**