

Ent 483154 Bk 1308 Pg 357-361
Date: 21-AUG-2020 11:54:38AM
Fee: \$40.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: HIGH COUNTRY TITLE

WHEN RECORDED, RETURN TO:

Military Installation Development Authority
50 Simmons Way, No. 400
Kaysville, UT 84037-6722
Attn: Executive Director

Tax Parcel Nos. :

(Space above for Recorder's use only.)

SPECIAL WARRANTY DEED

BLX MWR HOTEL LLC (“Grantor”), a Delaware limited liability company with an address of c/o Extell Development Company, 805 Third Avenue, 7th Floor, New York, New York 10022, for Ten Dollars and other good and valuable consideration hereby conveys and warrants, against all claiming by, through or under it, to MILITARY INSTALLATION DEVELOPMENT AUTHORITY (“Grantee”), a political subdivision of the State of Utah, a Delaware limited liability company with an address of 50 Simmons Way, No. 400, Kaysville, UT 84037-6722, all the surface rights in and to the following described property located in Wasatch County, State of Utah (the “Property”):

[See Exhibit A attached hereto and incorporated herein by this reference]

LESS AND EXCEPTING any mineral rights of whatever type, water rights, water shares, and any other water interests associated with the Property; and

SUBJECT TO those easements, rights-of-way and other matters of record set forth on Exhibit B attached hereto and incorporated herein by reference.

[Signature and Acknowledgement Follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 21st day of August 2020. *22nd*

BLX MWR HOTEL LLC

By: *[Signature]*
Gary Barnett, President

STATE OF NEW YORK)
 ss.
County of New York)

The foregoing instrument was acknowledged before me this 17 day of August 2020, by Gary Barnett, the President of BLX MWR HOTEL LLC, a Delaware limited liability company.

[Signature]
NOTARY PUBLIC
Residing in _____

My Commission Expires:

Hepzi Schechter
Notary Public State of New York
No. 01SC6128253
Qualified in Queens County
Commission Expires June 0, 2021

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Legal Description of Property

The Property is located in Wasatch County, State of Utah, and is described as follows:

Commercial Units B-1-1, B-1-2 and C-1-1 through C-1-8, inclusive, The Hotel Unit, and The Military Concierge Unit, **MWR CONFERENCE HOTEL CONDOMINIUMS, a Utah Expandable Condominium Project**, together with their appurtenant undivided ownership interests in the common elements of the project, as the same are identified and established in the Record of Survey Map of MWR Conference Hotel Condominiums recorded AUGUST 21, 2020 as Entry No. 438152 in Book 1308 at Page 263 of the official records, and the Declaration of Condominium for MWR Conference Hotel Condominiums, recorded AUGUST 21, 2020 as Entry No. 483153 in Book 1308 at Page 288 of the official records in the office of the Wasatch County Recorder.

DLF-0001-0-025-024

EXHIBIT B
TO
SPECIAL WARRANTY DEED

Permitted Exceptions

- Taxes for the year 2020, now a lien, not yet due and payable.
- Charges and assessments of Wasatch County Water District No. 1, Wasatch County Recreation Special Service District Number 21, Jordanelle Special Service District, Wasatch County Fire Protection Special Service District, and MIDA Military Recreation Facility Project Area Plan - Part 2.
- Jordanelle Special Service District Water Reservation Agreement recorded December 28, 2017 as Entry No. 446856 in Book 1211 at Page 811 of the official records in the office of the Wasatch County Recorder.
- Reservations contained in that certain Patent executed by the United States of America and recorded April 14, 1888 in Book J at Page 591 of the official records in the office of the Wasatch County Recorder.
- Mineral reservations and other reservations contained in that certain Deed executed by Newpark Resources, Inc., a Nevada corporation, and recorded November 16, 1972 as Entry No. 98636 in Book 86 at Page 130 of the official records in the office of the Wasatch County Recorder.
- Assignment of Permits recorded November 2, 2017 as Entry No. 444719 in Book 1206 at Page 160 of the official records in the office of the Wasatch County Recorder.
- Allocation Agreement recorded November 2, 2017 as Entry No. 444737 in Book 1206 at Page 825 of the official records in the office of the Wasatch County Recorder.
- Easement Agreement recorded August 1, 2019 as Entry No. 466266 in Book 1259 at Page 915 of the official records in the office of the Wasatch County Recorder.
- All easements and notes set forth and/or depicted on the Record of Survey Map of MWR Conference Hotel Condominiums, recorded AUGUST 21, 2020 as Entry No. 483152 in Book 1308 at Page 263 of the official records in the office of the Wasatch County Recorder.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Condominium Declarations of **MWR Conference Hotel Condominiums**, recorded AUGUST 21, 2020 as Entry No. 483153 in Book 1308 at Page 228 of the official records in the office of the Wasatch County Recorder.

- Resolution 2020-04 recorded July 9, 2020 as Entry No. 480693 in Book 1301 at Page 273 of the official records in the office of the Wasatch County Recorder.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Mayflower Village, recorded AUGUST 21, 2020 as Entry No. 483151 in Book 1308 at Page 148 of the official records in the office of the Wasatch County Recorder.
- Covenants, Conditions and Restrictions, set forth in that certain Notice of Re-Investment Fee Covenant recorded August 21, 2020 as Entry No. 483150 in Book 1308 at Page 143 of the official records in the office of the Wasatch County Recorder, together with transfer fees set forth therein.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration of Covenants, conditions and Restrictions, recorded August 21, 2020 as Entry No. 483149 in Book 1308 at Page 27 of the official records in the office of the Wasatch County Recorder.
- Master Development Agreement recorded August 20, 2020 as Entry No. 483120 in Book 1307 at Page 1743 of the official records in the office of the Wasatch County Recorder.
- Any other easements, right-of-way and matters of record in the official records of the Wasatch County Recorder.

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