

Mail Recorded Deed and Tax Notice To:
F4 Properties, LLC, Kodiak Properties, LLC,
JF Sugarhouse, LLC
1148 West Legacy Crossing Boulevard, Suite 400
Centerville, UT 84014

13225220
3/25/2020 9:11:00 AM \$40.00
Book - 10915 Pg - 376-380
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.



File No.: 110024-CAF

SPECIAL WARRANTY DEED

JF Sugarhouse, LLC, a Utah limited liability company

GRANTOR(S) of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

F4 Properties, LLC, a Utah limited liability company, as to an undivided 20.647% tenant in common interest, Kodiak Properties, LLC, a Utah limited liability company, as to an undivided 14.349% tenant in common interest and JF Sugarhouse, LLC, a Utah limited liability company, as to an undivided 65.004% tenant in common interest

GRANTEE(S) of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-29-235-007 (for reference purposes only)

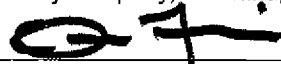
SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this ^{24th} ~~25th~~ day of March, 2020.

JF Sugarhouse, LLC, a Utah
limited liability company

By JF Properties, LLC, a Utah limited liability
company, its Common Member and Manager

By J. Fisher Companies, LLC, a Utah
limited liability company, its Manager

By 
Owen J. Fisher, its Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the ^{24th} day of March, 2020, personally appeared before me Owen J. Fisher, who acknowledged himself to be the Manager of J. Fisher Companies, LLC, a Utah limited liability company, which is Manager of JF Properties, LLC a Utah limited liability company, which is Manager of JF Sugarhouse, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

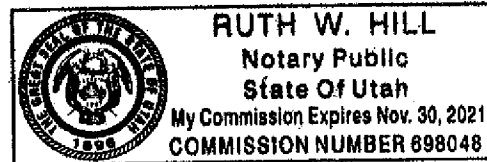


EXHIBIT A
Legal Description

Lot 107, CRANDALL COVE SUBDIVISION, 1ST AMENDMENT, Amending Lots 101-106 Setback Lines, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, recorded April 25, 2011 as Entry No. 11171963 in Book 2011P at Page 47.

EXHIBIT B
Permitted Exceptions

1. Taxes or assessments which are now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the Public Records.
2. Any facts, rights, interest, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession, or claiming to be in possession, thereof.
3. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in 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.
6. Any liens, or right to a lien, for services, labor or materials theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and in the date on which all of the Schedule B, Part I-Requirements are met.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 16-29-235-007. Taxes for the year 2019 have been paid.
10. Land lies within the boundaries of Salt Lake City, Salt Lake County, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District and the Central Utah Water Conservancy District and is subject to any and all charges and assessments levied thereunder.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
12. Claim, right, title or interest to water or water rights whether or not shown by the public records.
13. Easements, notes and restrictions as shown on the recorded plat for Crandall Cove Subdivision 1st Amendment Amending Lots 101-106 Setback Lines, recorded April 25, 2011 as Entry No. 11171963 in Book 2011P at Page 47.

14. Development Agreement by and between JF Sugarhouse, LLC, a Utah limited liability company and Salt Lake City Corporation, a political subdivision of the State of Utah, dated February 16, 2016 and recorded February 19, 2016 as Entry No. 12225483 in Book 10404 at Page 3054.
15. Salt Lake City Ordinance No. 25 of 2015 (Amending the Zoning Map Pertaining to Property Located at 2855 South Highland Drive to Re-Zone a Portion of that Parcel from R-1-7000 Single Family Residential to Community Business (CB), and Amending the Sugar House Master Plan Future Land Use Map), recorded April 12, 2016 as Entry No. 12258303 in Book 10420 at Page 4985.
16. Intentionally deleted by Title Company.
17. Intentionally deleted by Title Company.
18. Rights of tenants in possession, as tenants only, under unrecorded leases.