

When recorded mail to (Tax Mailing Address):

Grantee
118 East 12675 South
Draper, UT 84020
MTC File No. 305193

13667203
5/18/2021 4:32:00 PM \$40.00
Book - 11176 Pg - 6694-6696
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

WARRANTY DEED

Covent Garden Holdings, LLC, a Utah limited liability company, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Covent Garden Holdings LLC, a Utah limited liability company, as to an undivided 85.7436% interest, John S. Burchett and Amy Burchett, husband and wife, as to an undivided 6.3054% interest, RG Development, LC, a Utah limited liability company, as to an undivided 4.878% interest, Welch Properties, LLC, a Utah limited liability company, as to an undivided 1.273% interest, M&Em Black Holding, LLC, a Utah limited liability company, as to an undivided 1.8% interest,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

Parcel 1:

A parcel of land located in the Southeast corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is South 89°36'28" West a distance of 1,327.08 feet along the section line to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 11; thence leaving said section line to and along the West line of said Northeast quarter South 00°36'49" West a distance of 277.89 feet; thence leaving said West line North 89°51'53" West a distance of 14.72 feet from the East quarter corner of said Section 11, and running thence South 01°50'33" East a distance of 343.46 feet to the said West line; thence along said West line South 00°36'49" West a distance of 691.66 feet to the South line of the Northwest quarter of the Southeast quarter of said Section 11; thence South 89°46'00" West along said South line a distance of 189.41 feet; thence leaving said South line North 00°05'10" East a distance of 1,034.41 feet; thence North 89°36'28" East a distance of 184.22 feet to the point of beginning.

Parcel 1A:

The following described right-of-way over, upon and across the following described tract of land, which right-of-way shall inure to the benefit of the land bordering on the West; to-wit:

Commencing at a point which is South 89°36'28" West 1,451.75 feet from the East quarter corner of Section 11; Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°36'28" West a distance of 50.00 feet; thence South 00°05'10" West a distance of 277.89 feet, more or less, to the North boundary of

the above-described tract; thence South 89°36'28" West a distance of 77.25 feet; thence South 00°05'10" West a distance of 575.27 feet; thence South 89°36'28" West a distance of 1,063.12 feet; thence South 00°59'54" West a distance of 50.01 feet; thence North 89°36'28" East a distance of 1,113.93 feet; thence North 00°05'10" East a distance of 575.27 feet; thence North 89°36'28" East a distance of 77.25 feet; thence North 00°05'10" East a distance of 327.89 feet to the point of beginning.

Parcel 1B:

The following described right-of-way over, upon and across the following described tract of land:

Commencing at a point which is South 89°26'28" West 1,451.75 feet from the East quarter corner of said Section 11, and running thence South 89°36'28" West 50.00 feet; thence South 0°05'10" West 277.89 feet, more or less, to the North boundary of the above-described tract; thence South 89°36'28" West 27.25 feet along said North boundary to the Northwest corner of said tract; thence South 0°05'10" West 50.00 feet along the West boundary of said tract; thence North 89°36'28" East 77.25 feet; thence North 0°05'10" East 327.89 feet, more or less, to the point of beginning.

Parcel 1C:

A perpetual, non-exclusive easement for ingress and egress and utilities as disclosed in that certain Right of Way and Utility Easement Agreement recorded July 2, 2020 as Entry No. 13317633 in Book 10972 at Page 8865 of Official Records and July 28, 2020 as Entry No. 13341610 in Book 10987 at Page 3852 of Official Records.

Tax Parcel No. 33-11-400-021

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signature on following page]

