



MAIL TAX NOTICE TO GRANTEE:
 Banner Hill, LLC
 14034 South 145 East, Suite 204
 Draper, UT 84020
 File Number: 2044771MT

13645356
 04/28/2021 09:22 AM \$40.00
 Book - 11164 Pg - 7855-7856
RASHELLE HOBBS
 RECORDER, SALT LAKE COUNTY, UTAH
 OLD REPUBLIC TITLE
 14034 S 145 E
 SUITE 204
 DRAPER UT 84020
 BY: GGA, DEPUTY - MA 2 P.

SPECIAL WARRANTY DEED

4 Independence, LLC, a Utah limited liability company

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

Banner Hill, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

PROPOSED BANNER HILL PLAT "A"

A portion of the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located S89°32'53"W along the section line 1255.51 feet and South 3299.89 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14, T4S, R1W, SLB&M); thence S3°03'19"E 123.91 feet; thence S86°56'41"W 66.93 feet; thence along the arc of a 190.00 foot radius curve to the left 14.00 feet through a central angle of 4°13'16" (chord: S84°50'03"W 13.99 feet); thence S82°43'24"W 126.72 feet; thence along the arc of a 264.00 foot radius curve to the left 166.29 feet through a central angle of 36°05'25" (chord: S64°40'42"W 163.56 feet); thence S46°37'59"W 189.32 feet; thence along the arc of a 300.00 foot radius curve to the right 44.24 feet through a central angle of 8°26'55" (chord: S50°51'27"W 44.20 feet); thence N34°55'06"W 132.47 feet to a point 33 feet southeasterly from the centerline of the East Jordan Canal; thence along a line running parallel to and 33 feet southeasterly of said canal centerline the following seven (7) courses: N57°17'41"E 72.47 feet; thence N43°36'10"E 146.67 feet; thence N46°53'33"E 68.18 feet; thence along the arc of a 197.00 foot radius curve to the right 147.87 feet through a central angle of 43°00'28" (chord: N68°23'47"E 144.43 feet); thence N89°54'01"E 106.28 feet; thence along the arc of a 553.00 foot radius curve to the left 132.19 feet through a central angle of 13°41'46" (chord: N83°03'08"E 131.88 feet); thence along the arc of a 197.00 foot radius curve to the right 12.34 feet through a central angle of 3°35'21" (chord: N77°59'55"E 12.34 feet) to the point of beginning.

TAX ID NUMBER FOR PROPERTY: 33-14-303-008

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 27th day of April, 2021.

[Signature Page to Follow]

4 Independence, LLC, a Utah limited liability company

By: DAI Partners, LLC, a Utah limited liability company, (Manager)

By: Nathan Shipp
Its: Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 21st day of April 2021, personally before me appeared Nathan Shipp, who proven on the basis of satisfactory evidence is the Manager of DAI Partners, LLC, a Utah limited liability company, which entity is the Manager of 4 Independence, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Katelyn Mickelsen
Notary Public
Residing In: Salt Lake City, UT
Commission Expires: 4.12.2022