

Mail Recorded Deed and Tax Notice To:  
UHP 299 Center St LLC, a Utah limited liability company  
1263 S. 1200 E., Ste. 106  
Salt Lake City, UT 84105

13164451  
1/7/2020 10:54:00 AM \$40.00  
Book - 10882 Pg - 815-817  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 118039-PCY

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## WARRANTY DEED

WRAG Properties, Inc., a Utah Corporation

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

UHP 299 Center St LLC, a Utah limited liability company as to 62.50% interest and J & J Huang, L.L.C., a Utah limited liability company as to 37.50% interest, as tenants in common

**GRANTEE(S)** of Salt Lake City, 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.:** 08-36-435-001 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

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

Dated this 6th day of January, 2020.

WRAG Properties, Inc., a Utah Corporation

BY: Jim Garner  
Jim Garner  
Secretary

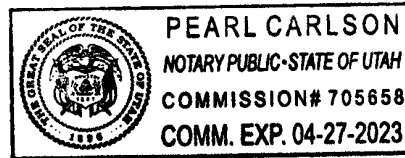
BY: Gary S. Watkins  
Gary S. Watkins  
President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 6th day of January, 2020, personally appeared before me Jim Garner, who being by me duly sworn did say that he is the Secretary of WRAG Properties, Inc., a Utah Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Jim Garner acknowledged to me that said corporation executed the same.

Pearl Carlson  
Notary Public

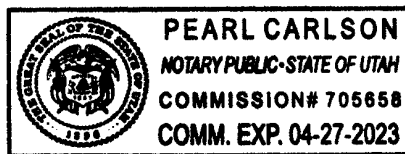


STATE OF UTAH

COUNTY OF SALT LAKE

On the 6th day of January, 2020, personally appeared before me Gary S. Watkins, who being by me duly sworn did say that he is the President of WRAG Properties, Inc., a Utah Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Gary S. Watkins acknowledged to me that said corporation executed the same.

Pearl Carlson  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at the Northeast corner of Lot 8, Block 7, Plat "E," Salt Lake City Survey, said point being South 89°59'13" West 36.08 feet and South 23°52'11" East 28.29 feet from a Salt Lake City monument in the intersection of Second North and Center Streets and running thence South 23°52'11" East along the East line of said Lot, 70.60 feet; thence South 74°50' West 113.0 feet to the West line of said Lot 8, and the East line of Lot 7, of aforementioned Block 7; thence South 07°45'47" East along said line 37.57 feet to the Southeast corner of said Lot 7; thence South 74°50' West along the South line of said Lot 7, 42.79 feet to the Southwest corner of said Lot 7; thence North 42°00' West along the West line of said Lot 7, 102.46 feet; thence North 27°48'40" West along said West line 71.69 feet to the Northwest corner of said Lot 7; thence North 89°58'13" East along the North line of Lots 7 and 8 of said Block 7, 218.92 feet to the point of beginning.

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.

13803634  
10/20/2021 3:49:00 PM \$40.00  
Book - 11257 Pg - 829-831  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INGEO SYSTEMS  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

UHP 299 Center St LLC  
Attn: Ned Skanchy  
1963 S. 1200 East Ste. 106  
SALT LAKE CITY, UT 84105

~~150520~~

09-36-435-001

**WARRANTY DEED**

For Ten Dollars and other good and valuable consideration, J & J Huang, L.L.C., a Utah limited liability company, Grantor, hereby conveys to UHP 299 Center St LLC, Grantee, of 1963 S. 1200 East Ste. 106, Salt Lake City, UT 84105, its 37.50% tenant-in-common interest in the real property situated in Salt Lake County, State of Utah, commonly referred to as 299 North Center Street, Salt Lake City, UT 84103, which is more fully described in Exhibit A attached hereto.

Subject to taxes and assessments not yet delinquent and easements, restrictions, rights of way, and reservations of record.

Witness the hand of Grantor this October 15, 2021.

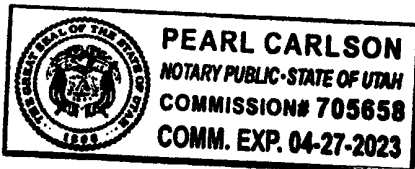
J & J Huang, L.L.C., a Utah limited liability company

By: [Signature]  
Name: Jack Huang  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) :ss

On Oct. 15, 2021, before me, a notary public in and for the State of Utah, personally appeared Jack Huang, who being by me duly sworn did say that he is the Manager of J & J Huang, L.L.C., a Utah limited liability company, and authorized to sign the foregoing instrument on behalf of the limited liability company duly acknowledged to me that they executed the foregoing instrument on their own behalf.

[Signature]  
Notary Public



My commission expires on: 4/27/23

**EXHIBIT "A"**

**PROPERTY**

The land and real property referred to in this document is situated in the County of Salt Lake, State of Utah and is described as follows:

Beginning at the Northeast corner of Lot 8, Block 7, Plat "E," Salt Lake City Survey, said point being South 89°59'13" West 36.08 feet and South 23°52'11" East 28.29 feet from a Salt Lake City monument in the intersection of Second North and Center Streets and running thence South 23°52'11" East along the East line of said Lot, 70.60 feet; thence South 74°50' West 113.0 feet to the West line of said Lot 8, and the East line of Lot 7, of aforementioned Block 7; thence South 7°45'47" East along said line 37.57 feet to the Southeast corner of said Lot 7; then South 74°50' West along the South line of said Lot 7, 42.79 feet to the Southwest corner of said Lot 7; thence North 42°00' West along the West line of said Lot 7, 102.46 feet; thence North 27°48'40" West along said West line 71.69 feet to the Northwest corner of said Lot 7; thence North 89°58'13" East along the North line of Lots 7 and 8 of said Block 7, 218.92 feet to the point of beginning.

Parcel Number: 08-36-435-001