



After Recording Return To:  
Mail Tax Notices To:  
Sage OZ, LLC  
1530 South Main Street  
Salt Lake City, UT 84115

File Number: 21-4268-KC  
Parcel ID: 08-35-457-033 (Parcel 1) & 08-35-457-018 (Parcel 2) & 08-35-457-019 (Parcel 3)

13551793  
2/1/2021 11:00:00 AM \$40.00  
Book - 11109 Pg - 8283-8285  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
REAL ADVANTAGE TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 3 P.

## Warranty Deed

Know All Men By These Presents that , **OZ 6 Opportunity Fund, LLC, a Utah Limited Liability Company**, (henceforth referred to as "Grantor") of **Lindon, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Sage OZ, LLC, a Utah Limited Liability Company**, (henceforth referred to as "Grantee") of **1530 South Main Street, Salt Lake City, UT 84115**, with **WARRANTY COVENANTS**:

### PARCEL 1:

Commencing at the Northeast corner of Lot 6, Block 58, Plat "C", Salt Lake City Survey, and running thence West 7 rods; thence South 3 rods; thence East 7 rods; thence North 3 rods to the place of beginning.

Less and excepting that portion conveyed in that certain Warranty Deed recorded June 3, 2011 as Entry No. 11193418 in Book 9928, Page 9234, being described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 6, Block 58, Salt Lake City Survey, Plat "C", situate in the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT" and described as follows:

Beginning at the intersection of the Westerly right of way line of 800 West Street and the existing Southerly right of way line of North Temple Street, which point is the Northeast corner of said Lot 6; and running thence South 00°02'29" East (record South) 8.69 feet along said Westerly right of way line; thence North 89°50'40" West 115.50 feet to a point in the Westerly boundary

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line of said entire tract; thence North 00°02'29" West (record North) 8.33 feet along said Westerly boundary line; thence North 89°58'38" East (record East) 115.50 feet along said Southerly right of way line to the point of beginning.

Tax Parcel #: 08-35-457-033

PARCEL 2:

Beginning 49.5 feet South from the Northeast corner of Lot 6, Block 58, Plat "C", Salt Lake City Survey, and running thence South 61.875 feet; thence West 115 1/2 feet; thence North 61.875 feet; thence East 115 1/2 feet to the point of beginning.

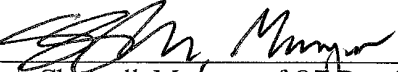
Tax Parcel #'s: 08-35-457-018 and 08-35-457-019

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

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In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 29 day of January, 2021


OZ 6 Opportunity Fund, LLC, a Utah Limited Liability Company

By:   
Scott Chappell, Manager of OZ Development, LLC  
as Manager of OZ1 Management, LLC

STATE OF UTAH  
COUNTY OF DAVIS

On this 29 day of January, 2021, personally appeared Scott Chappell, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Manager of OZ 6 Opportunity Fund, LLC, Manager of Oz Development LLC, as Manager of OZ1 Management, LLC and said document was signed by him on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager/Member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

  
Notary Public

