

Mail Recorded Deed and Tax Notice To:
Office on Main, LLC
8355 Supernal Way
Salt Lake City, UT 84121

13864073 B: 11291 P: 6979 Total Pages: 4
01/06/2022 03:10 PM By: bmeans Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



COTTONWOOD
TITLE

File No.: 152158-MLY

WARRANTY DEED

995 Lincoln St, LLC, a Utah limited liability company, as to an undivided 71.6% interest and IRA TIC 2, LLC, a Utah limited liability company, as to an undivided 18.4% interest and JAD 3269 LLC, a Utah limited liability company, as to an undivided 10.0% interest

GRANTOR(S) of Millcreek, State of Utah, hereby Conveys and Warrants to

Office on Main, LLC, a Utah limited liability company

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

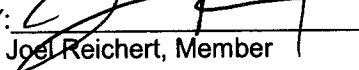
TAX ID NO.: 16-30-351-001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 6th day of January, 2022.

995 Lincoln St, LLC, a Utah limited liability company

BY: 
Joel Reichert, Member

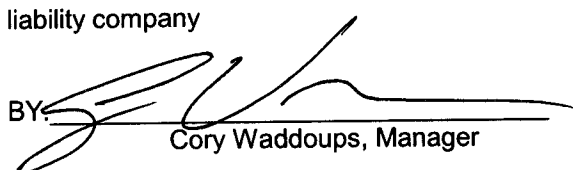
IRA TIC 2, LLC, a Utah limited liability company

BY: JC Capital Partners, LLC, a Utah limited liability company
Manager

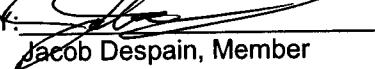
BY: JJ Mills L.L.C., a Utah limited liability company

BY: 
Joseph Mills, Manager

BY: CSWPAW L.L.C., a Utah limited liability company

BY: 
Cory Waddoups, Manager

JAD 3269 LLC, a Utah limited liability company

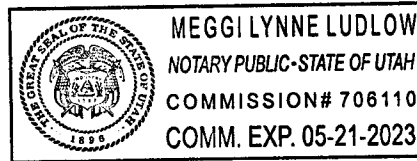
BY: 
Jacob Despain, Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 6th day of January, 2022, before me, personally appeared Joel Reichert, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of 995 Lincoln St, LLC, a Utah limited liability company.

Meggi L Ludlow
Notary Public

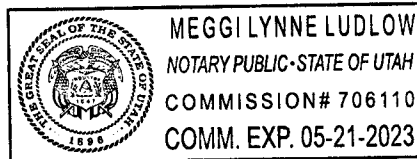


STATE OF UTAH

COUNTY OF SALT LAKE

On this 6th day of January, 2022, before me, personally appeared Joseph Mills, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of JJ Mills L.L.C., a Utah limited liability company.

Meggi L Ludlow
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 6th day of January, 2022, before me, personally appeared Cory Waddoups, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of CSWPAW L.L.C., a Utah limited liability company.

Meggi L Ludlow
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 6th day of January, 2022, before me, personally appeared Jacob Despain, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of JAD 3269 LLC, a Utah limited liability company.

Meggi L Ludlow
Notary Public

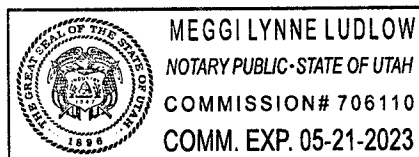
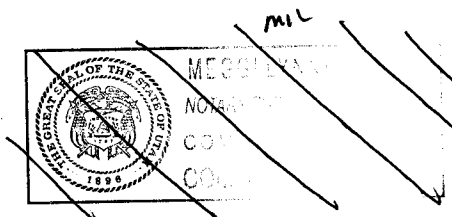


EXHIBIT A
Legal Description

PARCEL 1:

Beginning on the East line of Main Street at a point which lies North 89°54'00" East 39.26 feet and North 00°03'17" East 176.60 feet from the Southwest corner of Lot 1, Block 33, Ten Acre Plat "A", Big Field Survey, said point also being North 00°03'17" East 209.71 feet and South 89°56'43" East 40.00 feet from the Salt Lake County monument located in the intersection of 3300 South and Main Streets; and running thence along said East line North 00°03'17" East 141.64 feet; thence North 89°54'28" East 168.00 feet; thence North 00°03'17" East 20.00 feet; thence North 89°54'28" East 139.90 feet; thence South 20°31'30" East 43.85 feet; thence South 00°02'52" West 120.54 feet; thence South 89°54'18" West 323.33 feet to the point of beginning.

PARCEL 1A:

A non-exclusive right of way over the following:

Beginning at a point on the East line of Main Street, said point being North 89°54'00" East 32.26 feet and North 00°03'17" East 363.24 feet from the Southwest corner of Lot 1, Block 33, Ten Acre Plat "A", Big Field Survey, and said point of beginning also being North 89°54'00" East 33.00 feet and North 00°03'17" East 396.24 feet from a County Monument in the intersection of Main Street and 3300 South Street and running thence North 89°54'28" East 305.51 feet; thence South 20°31'30" East 26.68 feet; thence South 89°54'28" West 314.90 feet to the East line of Main Street; thence North 00°03'17" East along the said East line 25.00 feet to the point of beginning.