

14253087 B: 11498 P: 3875 Total Pages: 2  
06/18/2024 08:24 AM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: THE MCCULLOUGH GROUP, LLC  
405 S MAIN ST STE 800SALT LAKE CTY, UT 841113418

**RECORDING REQUESTED BY:**

The McCullough Group  
Attr: L. Stanford McCullough IV  
405 S. Main St. Suite 800  
Salt Lake City, UT 84111

**MAIL TAX NOTICES TO:**

E B R Management LLC  
c/o Benjamin Rogers  
825 N 300 W #C160  
Salt Lake City, Utah 84103

Parcel # 09-31-412-009-0000

**SPECIAL WARRANTY DEED**

**E B R MANAGEMENT, LLC, a Utah limited liability company, grantor, hereby CONVEYS and WARRANTS to the extent provided below, but not otherwise, for the sum of \$10, and other good and valuable consideration to 4<sup>th</sup>&D, LLC, a Utah limited liability company, grantee, of Salt Lake City, Salt Lake County, State of Utah, the following described tract of land located in Salt Lake City, Utah, more particularly described as follows:**

**Beginning at the Northeast corner of Lot 4, Block 46, Plat "D", Salt Lake City Survey and running thence South 2.5 rods; thence West 5 rods; thence North 2.5 rods; thence East 5 rods to the place of beginning.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Grantor warrants only against encumbrances and defects in title existing at the time grantor took title to the above-described real property which were insured by any policy of title insurance issued to grantor. Said warranty shall be limited to the extent of coverage available under such policy.

