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10/11/2019 2:47:00 PM \$40.00  
Book - 10844 Pg - 8633-8635  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
ARTISAN TITLE  
BY: eCASH, DEPUTY - EF 3 P.

When Recorded Mail This Deed To:  
Preserve Mesa, LLC & Plastiras-Preserve, LLC  
2019 Main Street, Suite 2  
Salt Lake City, Utah 84115

Mail Tax Notice to:  
Preserve Mesa, LLC & Plastiras-Preserve, LLC  
2019 Main Street, Suite 2  
Salt Lake City, Utah 84115

Tax Parcel No.s: 16-30-379-014, 16-30-379-015  
16-30-379-033 & 16-30-379-034

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(Above Space for Recorder's Use Only)

### SPECIAL WARRANTY DEED

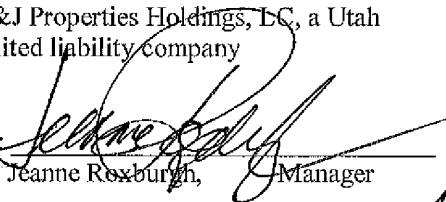
M&J Properties Holdings, LC, a Utah limited liability company, who acquired title incorrectly as M&J Property Holdings, L.C., a Utah limited liability company **Grantor**, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto Plastiras – Preserve, LLC, a Utah limited liability company, as to an undivided 95% interest and Preserve Mesa, LLC, a Utah limited liability company, as to an undivided 5% interest **Grantee**, whose current address is 2019 Main Street, Suite 2, Salt Lake City, Utah 84115 the following described real property in Salt Lake County, State of Utah, to-wit (the "Property"):

See attached **Exhibit "A"**, for Legal Description, attached hereto and by this reference made a part hereof.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all any mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (2) any tax or judgment liens arising by, through or under Grantor.

WITNESS, the hand of said Grantor, this 10th day of October, 2019.

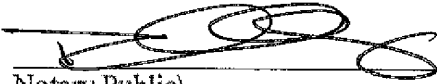
M&J Properties Holdings, LC, a Utah  
limited liability company

By:   
Jeanne Roxburgh, Manager

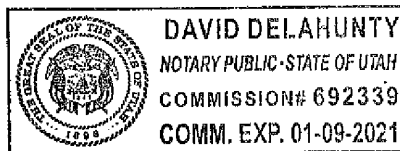
By:   
Michael Roxburgh, Manager

STATE OF Utah )  
 : ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 10th day of October, 2019, by Jeanne Roxburgh and Michael Roxburgh, Managers of M&J Properties Holdings, LC, a Utah limited liability company, who acquired title incorrectly as M & J Property Holdings, LLC, a Utah limited liability company, on behalf of such company.

  
\_\_\_\_\_  
Notary Public\  
Residing at: Salt Lake

My commission expires:  
11/21



## EXHIBIT "A" LEGAL DESCRIPTION

### Parcel 1: (16-30-379-033)

Commencing 558.2 feet West and 206.1 feet South from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; thence West 159.642 feet, more or less, to the East line of street; thence South 41 feet; thence East 10 feet; thence South 10 feet; thence East 149.494 feet; thence North 51 feet to the place of beginning.

### Parcel 2: (16-30-379-015)

Beginning at a point West 343.2 feet along the lot line and South 335.10 feet, parallel to the East lot line, from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; and running thence South 89°50' West 374.27 feet; thence South 75.0 feet parallel to the West line of said Lot 11; thence North 89°50' East 374.05 feet; thence North 75.0 feet parallel to the East line of said Lot 11 to the point of beginning.

### Parcel 3: (16-30-379-014)

Beginning at a point West 343.2 feet along the lot line and South 206.10 feet; parallel to the East lot line from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; and running thence West 215.0 feet parallel to the North lot line; thence South 51.0 feet parallel to the West lot line of said Lot 11; thence West 159.494 feet, parallel to the North lot line of said Lot 11; thence South 79.09 feet; thence North 89°50' East 374.27 feet; thence North 129.0 feet parallel to the East line of said Lot 11 to the point of beginning.

### Parcel 4: (16-30-379-034)

Commencing West 717.69 feet and South 257.1 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; thence East 10 feet; thence North 10 feet; thence West 10 feet; thence South 10 feet to the point of beginning.

### Surveyed Description:

Beginning on the East line of 200 East Street at a point which lies South 89°56'10" West 706.56 feet and South 0°12'45" West 206.10 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey, said point also lying South 0°12'45" West 814.68 feet and South 89°47'15" East 24.75 feet from the Salt Lake County Brasscap Monument located at the intersection of 3300 South and 200 East Streets; and running thence North 89°55'10" East 363.03 feet; thence South 0°18'16" West 204.00 feet; thence South 89°45'06" West 362.71 feet to said East line; thence along said East line North 0°12'45" East 205.06 feet to the point of beginning.

The following is shown for information purposes only: 16-30-379-014, 015, 033, 034.