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04/29/2020 02:14 PM \$40.00  
Book - 10935 Pg - 9735-9737  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
JF LUXE PARTNERS QOZB LLC  
1148 W. LEGACY CROSSING BLVD  
STE 400  
CENTERVILLE UT 84014  
BY: MGA, DEPUTY - WI 3 P.

WHEN RECORDED MAIL TO:

JF Luxe Partners QOZB, LLC  
1148 W. Legacy Crossing Blvd., Suite 400  
Centerville, Utah 84014

Affecting Parcel Numbers: 16-06-176-014, 16-06-176-015, 16-06-176-016, 16-06-176-017,  
16-06-176-018, 16-06-176-019, and 16-06-176-020

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SPECIAL WARRANTY DEED

JF Luxe Partners, QOZB, LLC, a Utah limited liability company, located at 1148 W. Legacy Crossing Blvd., Suite 400, Centerville, Utah 84014, the "Grantor",

hereby convey and warrant against the acts of the Grantor to

JF Luxe Partners QOZB, LLC, a Utah limited liability company, located at 1148 W. Legacy Crossing Blvd., Suite 400, Centerville, Utah 84014, the "Grantee",

for the sum of TEN DOLLARS AND NO/100 -----DOLLARS, and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

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

**This deed is being done for the purpose of consolidating seven (7) parcel numbers into one (1) parcel.**

SUBJECT TO current general taxes, easements, restrictions and rights of way of record.

[SIGNATURE PAGES TO FOLLOW]

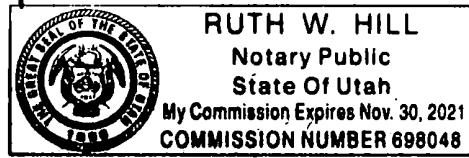
WITNESS, the hand of the undersigned Grantor, this 24<sup>TH</sup> day of APRIL, 2020.

JF Luxe Partners QOZB, LLC,  
a Utah limited liability company

By: JF Luxe Manager, LLC,  
a Utah limited liability company  
Its: Manager

By: J. Fisher Companies, LLC,  
a Utah limited liability company  
Its: Manager

By: [Signature]  
Name: Owen Fisher  
Its: Manager



STATE OF Utah )  
 )ss.  
COUNTY OF DAVIS )

On the 24<sup>TH</sup> day of APRIL, 2020, personally appeared before me the above referenced individual, who acknowledged to me that he/she had due and proper authority to execute instrument and did so on behalf of the entity set forth above.

My Commission Expires: 11/30/2021  
Residing at: DAVIS COUNTY

[Signature]  
Notary Public

Exhibit "A"

The following real property in Salt Lake County, Utah:

BEGINNING AT POINT ON THE WEST RIGHT-OF-WAY LINE OF 200 EAST STREET; SAID POINT BEING SOUTH 00°01'40" EAST, 315.61 FEET AND SOUTH 89°58'20" WEST, 64.55 FEET FROM A SALT LAKE CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH STREET AND 200 EAST STREET; SAID POINT ALSO BEING NORTH 00°02'21" EAST, 82.50 FEET FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 56, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 00°02'21" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 255.02 FEET; THENCE SOUTH 89°58'11" WEST, 165.08 FEET; THENCE NORTH 00°02'35" EAST, 255.02 FEET; THENCE NORTH 89°58'11" EAST, 165.06 FEET TO THE POINT OF BEGINNING.

(BASIS OF BEARING BEING SOUTH 00°01'32" EAST ALONG A MONUMENT LINE BETWEEN TWO (2) SALT LAKE CITY SURVEY MONUMENTS LOCATED AT THE INTERSECTIONS OF 100 SOUTH 200 EAST AND 200 SOUTH 200 EAST)

CONTAINS: 42,096 Sq. Ft. (or 0.966 ACRES)