

Mail Recorded Deed and Tax Notice To:  
JF Luxe Partners II QOZB, LLC, a Utah limited liability company  
1216 W. Legacy Crossing Blvd, Suite 300  
Centerville, UT 84014

13704979  
6/30/2021 12:31:00 PM \$40.00  
Book - 11199 Pg - 4544-4546  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 142495-CAF

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## SPECIAL WARRANTY DEED

**Chancellor Company, LLC, a Utah limited liability company**

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

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

**GRANTEE(S)** of Centerville, 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.:** 16-06-176-013 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 24th day of June, 2021.

Chancellor Company, LLC, a Utah limited liability company

BY: [Signature] Orange Properties, LLC, a Utah limited liability company, its Managing Member

BY: [Signature]  
Bret Laughlin  
Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 24th day of June, 2021, before me, personally appeared Bret Laughlin, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Chancellor Company, LLC, a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at a point which is North 00°02'29" East 82.50 feet (Deed 5 rods North) along lot line from the Southeast corner of Lot 8, Block 56, Plat "A", Salt Lake City Survey and running thence North 00°02'29" East 82.50 feet (Deed 5 rods North) along said lot line; thence South 89°58'21" West 249.25 feet (Deed West 249 feet) to the East line of Edison Street; thence South 00°07'42" West (Deed South) 84.25 feet along said East line; thence North 89°58'21" East 84.38 feet (Deed East 84 feet) to the West line of said Lot 8; thence North 00°02'29" East (Deed North) 1.75 feet along said West line; thence North 89°58'21" East (Deed East) 165.00 feet to the point of beginning.