

13735430
8/3/2021 3:31:00 PM \$40.00
Book - 11216 Pg - 7557-7559
RASHELLE HOBBS
Recorder, Salt Lake County, UT
ALTA TITLE
BY: eCASH, DEPUTY - EF 3 P.

When Recorded Mail This Deed To:

JMK Limited Partnership
290 Los Gatos-Saratoga Rd.
Los Gatos, CA 95030
Attn: John Kirkorian

Tax Parcel Nos.: 15-23-176-010

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

THE BRIERLEY FAMILY, LLC, a Utah limited liability company, **Grantor**, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto JMK LIMITED PARTNERSHIP, a California limited partnership, **Grantee**, whose current address is 290 Los Gatos-Saratoga Rd, Los Gatos, CA 95030, the following described real property in **Salt Lake County**, State of Utah, to-wit:

[See Exhibit "A" 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 deeds of trust and all other security documents encumbering the Property created by, through or under Grantor which secure any financing; (2) any and all mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (3) any tax or judgment liens arising by, through or under Grantor.

WITNESS, the hand of said Grantor, this 16th day of July, 2021.

Alt Title # 21055

The Brierley Family, LLC,
a Utah Limited Liability Company

By: Bruce Brierley member
Bruce Brierley, Member

By: Mary Brierley Member
Mary Brierley, Member

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

On the 16th day of July 2021, personally appeared before me, Bruce Brierley and Mary Brierley, Members of The Brierley Family, LLC, a Utah Limited Liability Company. The signer of the within instrument, who duly acknowledged to me that they executed the same, for and on behalf of The Brierley Family, LLLC, a Utah Limited Liability Company, as Member therein.

Michelle Liechty
Notary Public

My Commission Expires: 07-17-2024
Residing at: Utah

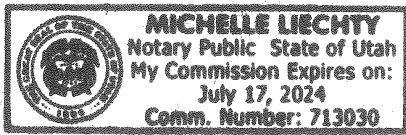


EXHIBIT "A" LEGAL DESCRIPTION

the following described tract of land in Salt Lake County, State of Utah, to-wit:

The consolidated parcel combining tax parcels 15-23-176-007 and 15-23-176-009 situate in the West Half of the Northwest Quarter of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point which is South 1471.81 feet and East 1588.15 feet from the Northwest Corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, basis of bearing is North 89°59'15" East 2638.94 feet measured between said Northwest Corner and the North Quarter Corner of same said section, said point of beginning being on a 450.00 foot radius curve to the right; thence 165.36 feet along the arc of said curve, chord bears North 14°36'17" East 164.43 feet to a point of a 745.00 foot radius compound curve to the right; thence 182.80 feet along the arc of said curve, chord bears North 32°09'39" East 182.34 feet, to a point on a 90.00 foot radius curve to the left; thence 44.92 feet along the arc of said curve, chord bears South 73°09'05" East 44.45 feet; thence South 41°54'55" East 873.83 feet to a point on the northerly right of way line of 2320 South Street; thence South 89°55'00" West 743.09 feet along said northerly right of way line; thence North 34°49'36" West 29.01 feet to a point on the easterly right of way line of 1070 West Street; thence North 00°03'40" West 107.66 feet along said easterly right of way line of 1070 West Street; thence South 89°56'20" West 6.0 feet; to a point on said easterly right of way line; thence North 00°03'40" West 114.34 feet along said easterly right of way line; thence North 02°37'24" East 37.93 feet along said easterly right of way line; thence South 89°44'14" East 7.31 feet; thence North 17°33'30" East 21.44 feet; thence North 00°06'01" West 46.61 feet; thence West 14.33 feet to the point of beginning.

The following is shown for information purposes only: 15-23-176-010