

Mail Recorded Deed and Tax Notice To:  
BCG 1700 South, LLC, a Utah limited liability company  
650 S 500 W, Suite 198  
Salt Lake City, UT 84101

13953425 B: 11339 P: 7352 Total Pages: 3  
05/17/2022 11:27 AM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 152738-CAB

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## SPECIAL WARRANTY DEED

**B Maxfield, L.L.C.**

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

**BCG 1700 South, LLC, a Utah limited liability company**

**GRANTEE(S)** of Salt Lake City, 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.:** 15-14-327-005 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 16th day of May, 2022.

B Maxfield, L.L.C.

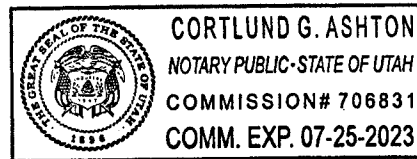
BY:   
Blake Maxfield  
Member/Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 16th day of May, 2022, before me, personally appeared Blake Maxfield, 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 B Maxfield, L.L.C..

  
Notary Public



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

All of Lots 12 to 19, inclusive, Block 1 North, and all of Lots 12 to 19, inclusive, Block 1 South, BEYLE'S RIVERSIDE PLOT, a subdivision of part of Lot 5, Section 14, Township 1 South, Range 1 West, Salt Lake Base and Meridian, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on April 15, 1890 as Entry No. 21867 in Book B at Page 149.

TOGETHER WITH 1/2 vacated alley lying adjacent to and South of the Lots in Block 1 North, and 1/2 vacated alley lying adjacent to and North of the Lots in Block 1 South.

LESS AND EXCEPTING THEREFROM the following described tracts:

Commencing 135 feet West from the Northeast corner of Lot 12, Block 1 North, Beyle's Riverside Plot; thence West 134.5 feet; thence South 76 feet; thence East 134.5 feet; thence North 76 feet to beginning.

ALSO LESS AND EXCEPTING the North 9 feet of Lots 12, 13, 14, 15 and 16 and the North 9 feet of the East 10 feet of Lot 17, Block No. 1 North, Beyle's Riverside Plot (SD Sub), the South line of said North 9 feet being 42 feet perpendicularly distant from and parallel with the 1700 South Street monument line.