

Mail Recorded Deed and Tax Notice To:  
GSE Global LLC  
1028 South 1900 East  
Salt Lake City, Utah 84107

14027979 B: 11378 P: 4438 Total Pages: 3  
10/11/2022 12:11 PM By: kkennington Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: Courtesy

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## WARRANTY DEED

MSB International, LLC

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

GSE Global LLC

**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 AND BY THIS REFERENCED MADE A PART HEREOF.

**TAX ID NO.:** 22-04-479-002 (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]*

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 11 day of October, 2022

MSB International, LLC

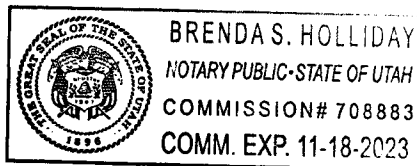
BY:   
Max Warren Barber, Member

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 11th day of October, 2022, by Max Warren Barber, the Member of MSB International, LLC.

  
Notary Public



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Beginning at a point in the center of Highland Drive, West 165 feet and North 14 deg. 05' West 717.73 feet from the Southwest corner of the East half of the Southeast quarter of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 14 deg. 05' West 97.53 feet; thence North 89 deg. East 353.9 feet; thence South 14 deg. 05' East 97.53 feet; thence South 89 deg. West 353.9 feet to beginning.

Less and excepting land conveyed in that certain Warranty Deed recorded July 28, 1987 as Entry No. 4497379 in Book 5945 at Page 144, being partially described as follows:

Beginning at a point in the center of Highland Drive West 165 feet and North 14 deg. 05' West along said center line 717.73 feet from the Southwest corner of the East half of the Southeast quarter of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 14 deg. 05' West along said center line 97.53 feet; thence North 89 deg. East 41.06 feet to the Easterly right of way line of said Highland Drive; thence South 14 deg. 05' East along said right of way 97.53 feet; thence South 89 deg. West 41.06 feet to the point of beginning.

Also less and excepting land conveyed to that certain Warranty Deed recorded November 27, 1996 as Entry No. 6516309 in Book 7545 at Page 1178, being more particularly described as follows:

A parcel of land in fee for the widening of a highway known as Project No. 2082, being part of an entire tract of property, situate in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Southerly boundary line of said entire tract, which point is 165.00 feet West and 717.73 feet (Hwy Dist 712.38 feet) North 14 deg. 05' West and 39.14 feet North 89 deg. 00'00" East from the Southwest corner of the East half of the SE  $\frac{1}{4}$  of said Section 4; thence North 14'05'00" West 97.53 feet to the Northerly boundary line of said tract; thence North 89 deg. 00'00" East 1.26 feet along the Northerly boundary line to a point 40.00 feet perpendicularly distant from the centerline of said project; thence South 14 deg. 00'23" East 97.50 feet along a line parallel to said project centerline to the Southerly boundary line of said entire tract; thence South 89 deg. 00'00" West 1.15 feet along said Southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of Salt Lake County.

Parcel No.: 22-04-479-002