

**After recording return to:**

David P. Hirschi, Esq.  
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68 South Main, Suite 600  
Salt Lake City, Utah 84101

**14040110 B: 11384 P: 4955 Total Pages: 1**  
**11/08/2022 03:59 PM By: CSelman Fees: \$40.00**  
**Rashelle Hobbs, Recorder, Salt Lake County, Utah**  
**Return To: NELSON CHRISTENSEN HOLLINGWORTH & WILLIAMS**  
**68 SOUTH MAIN STREET, SUITE 60 SALT LAKE CITY, UT 84101**

Tax Parcel No. 16-20-126-007-0000

**SPECIAL WARRANTY DEED**

IN CONSIDERATION of the sum of Ten Dollars (\$10.00), in hand paid, and other good and valuable consideration, HOWTON PROPERTIES LLC, a Utah limited liability company, Grantor, the owner the real property described herein (the "Real Property"), hereby CONVEYS AND WARRANTS against all claiming by, through or under it to ACB, LLC, a Utah limited liability company, an undivided 33.3333334% interest in the Real Property; to JIMBO SLICE, LLC, a Utah limited liability company, an undivided 33.3333333% interest in the Real Property; and to SUSAN BRADSHAW, an individual, an undivided 33.3333333% interest in the Real Property, Grantees, whose address is 2528 Wilshire Circle, Salt Lake City, Utah 84109. The Real Property is located in Salt Lake County, State of Utah, and described as follows:

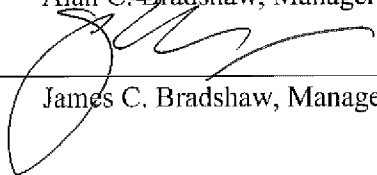
All of Lots 1, 2, 3, 4, 5 and 6, Block 1, WINFIELD SUBDIVISION, a subdivision of part of Lot 20 and all of Lot 1, Block 2, Five Acres Plat "A", Big Field Survey

TOGETHER WITH all improvements and appurtenances thereunto belonging and being SUBJECT TO easement, restrictions, reservations and right of way currently appearing of record and those enforceable in law and equity.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed this 7<sup>th</sup> day of November, 2022.

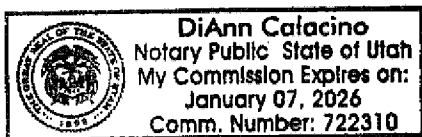
HOWTON PROPERTIES LLC, a Utah limited liability company

By:   
Alan C. Bradshaw, Manager

By:   
James C. Bradshaw, Manager

STATE OF UTAH                    )  
  :SS.  
COUNTY OF SALT LAKE        )

On this 7<sup>th</sup> day of November, 2022, before me, the undersigned Notary Public, personally appeared Alan C. Bradshaw and James C. Bradshaw, personally known to me to be the Managers of Howton Properties LLC, a Utah limited liability company, who duly acknowledged to me that they executed this instrument by authority of the organizational document of said limited liability company.



  
NOTARY PUBLIC