

**When Recorded Mail This Deed To:**

Boyer Midas 2100, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111

**14050046 B: 11389 P: 5134 Total Pages: 4**  
**12/06/2022 02:39 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

Tax Parcel Nos.: 16-20-126-007

*104248- MCF*

**(Above Space for Recorder’s Use Only)**

**SPECIAL WARRANTY DEED**

Susan Bradshaw, an individual (the “Grantor”), of Salt Lake City, Utah, is an owner of a 33.3333333% undivided interest the following described real property in Salt Lake County, State of Utah together with all improvements thereon and all rights and appurtenances to the Land, including, without limitation, all of Grantor’s right, title and interest in and to adjacent streets, alleys, rights-of-way and easements (the “Property”), which real property is more particularly described as follows:

[See Exhibit “A” attached hereto and by this reference made a part hereof.]

Grantor does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, Grantor’s undivided interest in the Property as follows: (a) a 12.5000000% undivided interest in the Property to KGM, LLC, a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 and (b) a 20.83333333% undivided interest in the Property to Boyer Midas 2100, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111.

Subject to the matters set forth on Exhibit “B” attached hereto and all matters which may be disclosed by an accurate survey of the Property.

[signature page follows]

WITNESS, the hand of said Grantor, this 6<sup>th</sup> day of December, 2022.

Susan Bradshaw  
SUSAN BRADSHAW, an individual

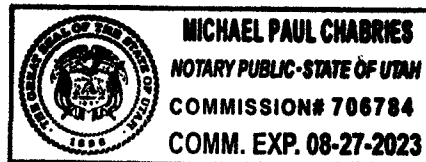
STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On this 6 day of December, 2022 before me, the undersigned, personally appeared SUSAN ~~N~~ BRADSHAW, an individual, who executed the instrument in my presence.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael P Chabries  
NOTARY PUBLIC  
Residing at: Levis County

My Commission Expires: 8-27-2023



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

All of Lots 1, 2, 3, 4, 5 and 6, Block 1, WINFIELD SUBDIVISION, according to the official plat thereof as recorded in Book C of Plats at Page 85 in the office of the Salt Lake County Recorder.

Tax Id No.: 16-20-126-007

EXHIBIT "B"  
To  
SPECIAL WARRANTY DEED

**(Permitted Exception)**

1. Taxes for the year 2023 and subsequent years; and
2. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan, Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder, provided no such charges and assessments are currently a lien which is due and payable.