



14058075 B: 11393 P: 8560 Total Pages: 3
12/30/2022 12:48 PM By: salvarado Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN ST SALT LAKE CITY, UT 841111919

MAIL TAX NOTICE TO GRANTEE:
South Bench Investment, LLC, a Delaware limited liability company
6900 S 900 E, Suite 230
Midvale, Utah 84047
File Number: 2265675HM-1

SPECIAL WARRANTY DEED

DAI Rosecrest, LLC, a Utah limited liability company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

South Bench Investment, LLC, a Delaware limited liability company, GRANTEE

the following tract of land in Salt Lake County, State of UT, to-wit

See Exhibit A

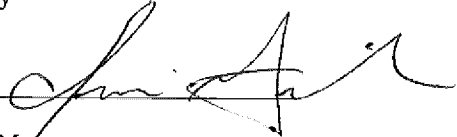
TAX ID NUMBER FOR PROPERTY: 33-18-276-001, 33-18-200-009, 33-18-276-003

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 29 day of DECEMBER, 2022.

DAI Rosecrest, LLC, a Utah limited liability company

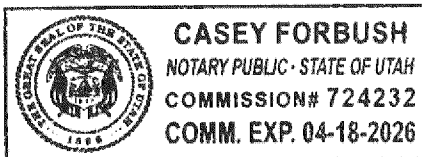
By: DAI Managers, LLC, a Utah limited liability company

By: 
Its: Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 29th day of December 2022, personally before me appeared Jim Giles, who proven on the basis of satisfactory evidence is the Manager of DAI Managers, LLC, which entity is Manager of DAI Rosecrest, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.





Notary Public
Commission Expires: 4/18/2026

EXHIBIT A

PROPOSED PARCEL I: (Tax ID: 33-18-276-001)

A part of the West Half of the Southeast Quarter of the Northeast Quarter of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being a part of a parcel as describe in that Warranty Deed recorded July 7, 2000 as Entry No. 7677087 in Book 8374 at Page 3077 in the Salt Lake County's Recorder's Office, being more particularly described as follows:

Beginning at the Northeast corner of said Deed Entry No. 7677087, said point also being S0°54'21"E 1326.73 feet along the section line and N89°07'59"W 667.17 feet along the 1/16 (40 acre) line from the Northeast Corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said Deed S00°34'55"E 233.18 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 1,027.00 feet (radius bears: N03°51'14"E) a distance of 135.73 feet through a central angle of 07°34'21" Chord: N82°21'36"W 135.63 feet; thence N78°18'41"W 115.98 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 1,033.00 feet (radius bears: N17°52'21"E) a distance of 238.12 feet through a central angle of 13°12'28" Chord: N65°31'26"W 237.60 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 467.00 feet a distance of 217.25 feet through a central angle of 26°39'16" Chord: N72°14'50"W 215.30 feet to the westerly boundary line of said Deed Entry No. 7677087; thence along said Deed the following two (2) courses: (1) N00°15'24"W 37.65 feet; thence (2) S89°07'59"E 667.17 feet to the point of beginning.

PROPOSED PARCEL J: (Tax ID: 33-18-200-009)

A part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being a part of a parcel as described in that Special Warranty Deed recorded December 23, 2020 as Entry No. 13511008 in Book 11087 at Page 1489 in the Salt Lake County Recorder's Office, being more particularly described as follows:

Beginning at a point along the westerly boundary line of that Warranty Deed recorded June 1, 2007 as Entry No. 10119059 in Book 9472 at Page 5050 in the Salt Lake County Recorder's Office, said point also being located S0°54'21"E 1326.73 feet along the Section line from the Northeast Corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed and section line S00°54'21"E 73.10 feet; thence S89°05'37"W 132.45 feet; thence along the arc of a curve to the left with a radius of 807.00 feet a distance of 210.11 feet through a central angle of 14°55'03" Chord: S81°38'06"W 209.52 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 943.00 feet a distance of 23.63 feet through a central angle of 01°26'09" Chord: S74°53'39"W 23.63 feet; thence S70°50'54"W 53.92 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 949.00 feet (radius bears: N11°08'32"W) a distance of 254.43 feet through a central angle of 15°21'41" Chord: S86°32'18"W 253.67 feet to that Warranty Deed recorded July 7, 2000 as Entry No. 7677087 in Book 8374 at Page 3077 in the Salt Lake County Recorder's Office and the West line of the East Half of the Southeast Quarter of the Northeast Quarter of said Section 18; thence along said deed and West line N00°34'50"W 154.93 feet to that Special Warranty Deed recorded January 7, 2021 as Entry No. 13525498 in Book 11095 at Page 156 in the Salt Lake County Recorder's Office and the 1/16 (40 acre) line; thence along said deed and the 1/16 (40 acre) line S89°07'59"E 667.17 feet to and along that Special Warranty Deed recorded July 2, 2020 as Entry No. 13318613 in Book 10973 at Page 3130 in the Salt Lake County Recorder's Office to the point of beginning.

PROPOSED PARCEL M: (Tax ID: 33-18-276-003)

A part of the West Half of the Southeast Quarter of the Northeast Quarter of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being a part of a parcel as describe in that Warranty Deed recorded July 7, 2000 as Entry No. 7677087 in Book 8374 at Page 3077 in the Salt Lake County's Recorder's Office, being more particularly described as follows:

Beginning at the Southeast corner of that Warranty Deed recorded July 7, 2000 as Entry No. 7677087 in Book 8374 at Page 3077 in the Salt Lake County's Recorder's Office, said point being N88°58'15"W 674.73 feet from the E1/4 Corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said Deed the following two (2) courses: (1) N88°58'15"W 674.73 feet; thence (2) N00°15'24"W 335.25 feet; thence S43°01'24"E 86.16 feet; thence S88°58'22"E 614.65 feet to the Easterly Boundary of said Deed; thence along said Deed S00°34'55"E 273.37 feet to the point of beginning.

PROPOSED PARCEL L: (Tax Parcel: 33-18-200-009)

A part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being a part of a parcel as described in that Special Warrant Deed recorded December 23, 2020 as Entry No. 13511008 in Book 11087 at Page 1489 in the Salt Lake County Recorder's Office, being more particularly described as follows:

Beginning at the Southeast corner of that Special Warrant Deed recorded December 23, 2020 as Entry No. 13511008 in Book 11087 at Page 1489 in the Salt Lake County Recorder's Office, said point being the E1/4 Corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said Deed the following two (2) courses: (1) N88°58'14"W 674.73 feet; thence (2) N00°34'55"W 273.36 feet; thence S88°58'22"E 673.18 feet to the Easterly boundary line of said deed; thence along said deed S00°54'21"E 273.44 feet to the point of beginning.