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5/18/2020 4:10:00 PM \$40.00
Book - 10945 Pg - 6516-6518
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
JF Capital
1148 W. Legacy Crossing Blvd. Suite 400
Centerville, UT 84014



File No.: 115542-CAF

WARRANTY DEED

Professional Plaza LLC, a Utah limited liability company

GRANTOR(S) of Sandy, State of Utah, hereby Conveys and Warrants to

F4 Properties LLC, a Utah limited liability company as to a 63.5% Tenant in Common interest and Brian & Jana Watts Family Limited Partnership, a Utah limited partnership, as to a 36.5% Tenant in Common interest

GRANTEE(S) of Centerville, 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:

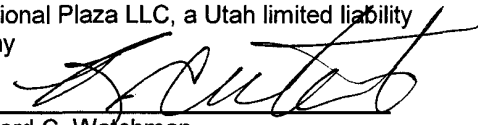
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-06-426-007, 22-06-426-003 and 22-06-426-002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 11th day of May, 2020.

Professional Plaza LLC, a Utah limited liability
company

BY: 
Richard C. Watchman
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 11th day of May, 2020, personally appeared before me Richard C. Watchman, who acknowledged himself to be the Manager of Professional Plaza LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

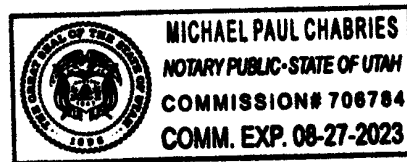


EXHIBIT A
Legal Description

Beginning at a point on the North line of 4500 South Street, said point being North 00°03'15" West 40.00 feet from the Southwest corner of Lot 2, Block 6, Ten Acre Plat "A", Big Field Survey and running thence North 00°03'15" West along the East line of 500 East Street 300.00 feet; thence North 89°49'08" East 749.92 feet; thence South 00°05'31" West 300.90 feet to said North line of 4500 South Street; thence South 89°53'15" West 749.15 feet to the point of beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee for the widening of the existing highway State Route 266 known as Project No. F-0266(60)4, being part of an entire tract of property situate in Lot 2, Block 6, Ten Acre Plat "A", Big Field Survey, in the Northeast quarter of the Southeast quarter of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract at the intersection of Northerly right of way line of the existing highway State Route 266 and the Easterly right of way line of 500 East Street, which point is 33.00 feet North 89°52'46" East along the monument line of 4500 South Street and 33.00 feet North 00°03'15" West to the Southwest corner of said Lot 2 and 40.00 feet North 00°03'15" West from the monument at the intersection of 500 East and 4500 South Streets, said point is also approximately 53.00 feet perpendicularly distant Northerly from the control line of said project opposite Engineer Station 41+70.49 and running thence North 00°03'15" West 15.00 feet along said Easterly right of way line to a point 68.00 feet perpendicularly distant Northerly from said control line opposite Engineer Station 41+70.52; thence South 45°05'14" East 21.20 feet to a point in said Northerly right of way line which is 53.00 feet perpendicularly distant Northerly from said control line opposite Engineer Station 41+85.49; thence South 89°52'46" West (South 89°53'15" West by record) 15.00 feet along said Northerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 00°13'46" clockwise to obtain highway bearings.)

Mail Recorded Deed & Tax Notice To:
Henry Walker Development, LLC
1216 W. Legacy Crossing Blvd, Ste 300
Centerville 84014

14146525 B: 11441 P: 5059 Total Pages: 3
08/29/2023 02:02 PM By: dsalazar 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.: 171235-LMP

SPECIAL WARRANTY DEED

JF 4500 Partners, LLC, a Utah limited liability company,

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

Henry Walker Development, LLC, a Utah limited liability company

GRANTEE(S), of Centerville, 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.: 22-06-426-008 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 25th day of August, 2023.

JF 4500 Partners, LLC
a Utah limited liability company

BY: [Signature]
NAME: Owen Fisher
ITS: Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 25 day of August, 2023, before me, personally appeared OWEN FISHER, 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 JF 4500 Partners, LLC, a Utah limited liability company.

[Signature]
Notary Public

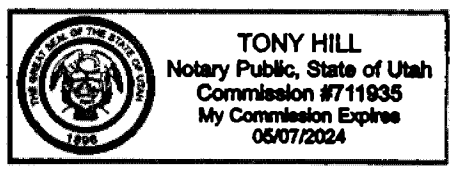


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