

WHEN RECORDED, RETURN TO:
JF 4500 Partners, LLC
1216 W. Legacy Crossing Blvd., Ste. 300
Centerville, UT 84014

14107796 B: 11420 P: 4609 Total Pages: 3
05/19/2023 04:42 PM By: avice 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

Parcel Number(s): 22-06-426-008-0000

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged the **F4 Properties, LLC**, a Utah limited liability company ("**Grantor**"), with an address of 1216 W. Legacy Crossing Blvd., Ste. 300, Centerville, UT 84014, hereby conveys and warrants against all who claim by, through or under the Grantor to **JF 4500 Partners, LLC**, a Utah limited liability company ("**Grantee**"), with an address of 1216 W. Legacy Crossing Blvd., Ste. 300, Centerville, UT 84014, all of Grantor's undivided sixty-three and one-half percent (63.5%) tenant-in-common interest, right, and title in the parcel of land located in Salt Lake County, Utah, as more particularly described in Exhibit A attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein.

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.

[Remainder of page left intentionally blank. Additional pages follow.]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

EXHIBIT A
(Property Description)

All of Grantor's undivided sixty-three and one-half percent (63.5%) tenant-in-common interest in and to that certain real property located in Salt Lake County, Utah and more particularly described as follows:

BEG N 0°03'15" W 40 FT FR SW COR LOT 2, BLK 6, TEN ACRE PLATA; BIG FIELD SUR; N 0°03'15" W 300 FT; N 89°49'08" E 749.92 FT; S 0°05'31" W 300.9 FT M OR L; S 89°53'15" W 749.15 FT TOBEG. LESS AND EXCEPTING, BEG N 00°03'15" W 40 FT FR SW COR OF SAID LOT 2; N 00°03'15" W 15 FT; S 45°05'14" E 21.20 FT; S 89°52'46" W 15 FT TO BEG.

Parcel Number: 22-06-426-008-0000