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14129874 B: 11432 P: 4219 Total Pages: 2
07/17/2023 03:37 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MATTHEW SCHULMAN
1 MONTGOMERY STREET, SUITE 700 SAN FRANCISCO, CA 94104

Return to/Grantee's Address:
Alaska Fitness, LLC
7533 South Center View Court, Suite R
West Jordan, UT 84084



PARCEL I.D. # 24-21-286-003

SPECIAL WARRANTY DEED

ALEXA WITOWSKI, BAHRAM BANISADR and MATTHEW SCHULMAN, of Seattle, County of King, State of Washington, Grantors, hereby CONVEY AND WARRANT, to the extent provided below, but not otherwise, to ALASKA FITNESS, LLC, a Utah Limited Liability Company, Grantee, for the sum of Ten Dollars, and other good and valuable consideration, the real property in Salt Lake County, State of Utah, and more particularly described as follows:

Lot 5, NEILSON SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property, which was insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantors this 6th day of July, 2023.

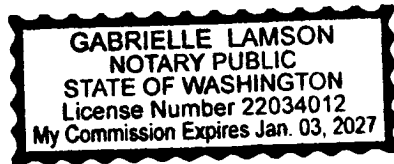
Alexa Witowski
ALEXA WITOWSKI

STATE OF WASHINGTON)
) :ss.
COUNTY OF KING)

On this 6th day of July, 2023, before me Alexa Witowski, a Notary Public, personally appeared before me ALEXA WITOWSKI, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same.

Notary Public Seal

[Signature]
Notary Public Signature

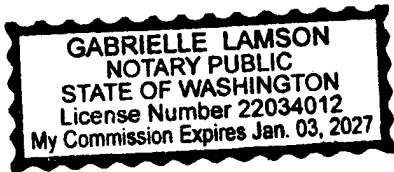


Bahram Banisadr
BAHRAM BANISADR

STATE OF WASHINGTON)
)
) :ss.
)
COUNTY OF KING)

On this 6th day of July, 2023, before me Bahram Banisadr, a Notary Public, personally appeared before me BAHRAM BANISADR, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same.

Notary Public Seal



Gabrielle Lamson
Notary Public Signature

Matthew Schulman
MATTHEW SCHULMAN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

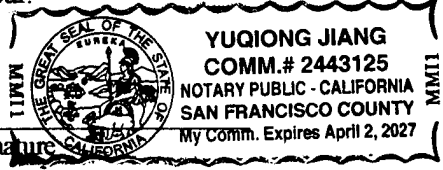
STATE OF CALIFORNIA
COUNTY OF San Francisco

On 12th July 21, 2023, before me, YUQIONG JIANG, a Notary Public, personally appeared MATTHEW SCHULMAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YUQIONG JIANG
Notary Public Signature



Notary Public Seal