When recorded mail to (Tax Mailing Address):
Grantee
3701 South 700 West
Salt Lake City, UT 84119
MTC File No. 330879

14133486 B: 11434 P: 4039 Total Pages: 3 07/26/2023 04:24 PM By: tpham Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: MERIDIAN TITLE COMPANY 64 E WINCHESTER STSALT LAKE CITY, UT 841075600

WARRANTY DEED

Souvall Investments, LLC, a Utah limited liability company, as to an undivided 50% interest, and BGW Capital, LLC, a Utah limited liability company, as to an undivided 50% interest, all as tenants in common, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

BSV 7th West, LLC, a Utah limited liability company,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

Beginning at a point 291.45 feet South of the Northwest Corner of Lot 4, Block 13, Ten Acre Plat "A", Big Field Survey, and running thence East 759 feet, more or less; thence South 80 feet; thence West 759 feet, more or less; thence North 80 feet to the point of beginning.

Tax Parcel No. 15-36-151-038

Subject to general property taxes for the current year and thereafter. Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

In witness whereof, the grantors have executed this instrument this ASL day of July, 2023.

BGW Capital, LLC, a Utah limited liability company

Benjamin Cottfredson, Manager

STATE OF UTAH

SSS

COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this ASL day of July, 2023, by Benjamin Gottfredson, as Manager of BGW Capital, LLC, a Utah limited liability company.

REBECCA! HUNT
Notary Public
State Of Utah
My Commission Expires 11-10-2026
COMMISSION NO. 727881