

WHEN RECORDED RETURN TO:

Name: GRANTEE
Address: 10757 S River Front Parkway, Suite 170
South Jordan, UT 84095

Sidwell # 21-27-303-010

SPECIAL WARRANTY DEED
(Limited Liability Company Form)

33 HOLDINGS LLC GRANTOR

of SALT LAKE County and State of UTAH, hereby GRANTS, BARGAINS, SELLS,
CONVEYS AND SPECIALLY WARRANTS to:

JH UTAH HOLDINGS, LLC GRANTEE

of SALT LAKE , County and State of Utah, for the sum of TEN DOLLARS (\$10.00), the
following tract(s) of land in UTAH County and State of Utah described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Subject to easements, restrictions and rights of way appearing of record or enforceable in law
and equity and general property taxes for the year 2023 and thereafter.

The Grantor(s) hereby covenants with the Grantee(s) that Grantor(s) is lawfully seized in fee
simple of the above granted premises and has good right to sell and convey the same; and that
Grantor(s), his heirs, executors and administrators shall warrant and defend the title against
Grantor(s) acts and none other unto the Grantee(s), his heirs and assigns against all lawful claims
whatsoever.

IN WITNESS WHEREOF, the hand of said grantor, this 23RD day of AUGUST 2023

33 HOLDINGS LLC

By: [Signature]
BLAKE HANSEN MANAGER OF 33
HOLDINGS LLC

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 23RD day of AUGUST 2023, personally appeared before me, **BLAKE HANSEN**, who being by me duly sworn, did say that such person(s) is/are A MANAGER, of 33 HOLDINGS LLC.

My commission expires 6/5/2025 Witness my hand and official seal.

[Signature]
Notary Public:

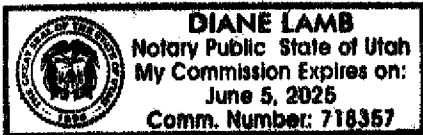


Exhibit "A"
Property Description

Lot 314, Coppergate Subdivision No. 3, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder, State of Utah.

Tax Serial No. 21-27-303-010