

13380

WHEN RECORDED MAIL TO:
Stack Rose Garden, LLC
2801 North Thanksgiving Way, #100
Lehi, Utah 84043

14144606 B: 11440 P: 4301 Total Pages: 3
08/24/2023 09:52 AM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ARTISAN TITLE
6330 S 3000 E STE 670SALT LAKE CITY, UT 841213556

WARRANTY DEED

ROSE GARDEN, LLC, A UTAH LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 44.37% INTEREST AND

RH QUALIFIED CAPITAL, LLC, A UTAH LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 55.63% INTEREST

of Lehi, County of Utah, State of Utah
hereby CONVEY and WARRANTS to

Grantor,

STACK Rose Garden, LLC a Utah limited liability company

Grantee,

of Lehi, County of Utah, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of UT, to-wit

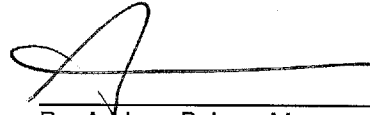
See Attached Exhibit "A"

33-12-100-018, 32-12-100-017

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

WITNESS the hand of said grantor, this 24 day of August , 2023

Rose Garden, LLC, a Utah limited liability company



By: Andrew Bybee, Manager

RH Qualified Capital, LLC, a Utah limited liability company,

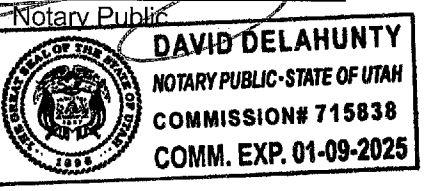
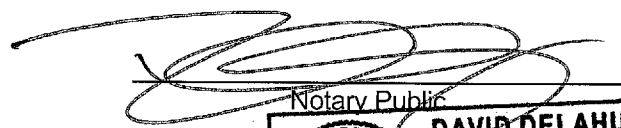
By: NAJO Management, Inc, Manager



By: Andrew Bybee, President

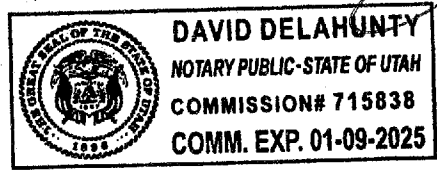
STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

On the 24 day of August, 2023, personally appeared before me Andrew Bybee the manager of Rose Garden, LLC a Utah limited liability company the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

On the 24 day of August, 2023, personally appeared before me Andrew Bybee the President of NAJO Management, Inc as Manager of RH Qualified Capital, LLC a Utah limited liability company the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



ORDER NUMBER: 13380

EXHIBIT "A"

A Parcel of land situate in the Northwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of said parcel are described as follows, to wit:

Beginning at the point of the intersection of the East line of the Southwest Quarter of the Northwest Quarter of said Section 12 and the North right of way line of 14600 South Street which is 1333.34 feet South 89°31'41" East along the section line and 37.56 feet North 00°36'49" East from the West Quarter of said Section 12 and running thence along said North Right of way line the following five (5) courses: 1) North 89°48'16" West 137.30 feet; 2.) North 39°40'02" East 5.95 feet; 3.) North 89°48'16" West 85.50 feet; 4.) South 39°40'02" West 5.95 feet; 5.) North 89°49'16" West 349.75 feet; thence North 00°36'49" East 248.10 feet; thence North 89°31'41" West 250.00 feet; thence North 00°36'49" East 1041.38 feet to the 40- acre line thence North 0°34'36" East 50 Feet; thence South 89°35'46" East 772.53 feet; thence South 00°34'36" West 50.00 feet to said 40 acre line; thence South 0°36'49" West 772.53 feet thence South 89°35'19" East 50 feet to the East line of the Southwest Quarter of the Northwest Quarter of said Section 12; thence South 00°36'49" West 515.27 feet along the East line to the point of beginning.