When Recorded Return to: 5 Independence, LLC 14034 S. 145 E., Suite 204 Draper, UT 84020

14229089 B: 11485 P: 2224 Total Pages: 2 04/17/2024 01:25 PM By: EMehanovic Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: 5 INDEPENDENCE, LLC 14034 S 145 E STE 204DRAPER, UT 84020

## SPECIAL WARRANTY DEED

**BANNER HILL, LLC**, a Utah limited liability company, GRANTOR, of Salt Lake County, State of Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor, but not otherwise, to **5 INDEPENDENCE**, **LLC**, a Utah limited liability company, GRANTEE, of Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to wit:

SEE EXHIBIT A	
A portion of Parcel Number	er: 33-15-428-002-0000
WITNESS the hand of said GRANTOR this May of April , 2024.	
STATE OF UTAH ) ) ss. COUNTY OF <u>CAll LAKE</u> )	BANNER HILL, LLC a Utah limited liability company  By:  Its:
certify that on the IVM day of April  NAMAN SNIPP, whose if the basis of name of document signer satisfactor.	a Notary Public for the State of Utah, do hereby, 2024, personally appeared before me dentity is personally known to me (or proven on y evidence), who by me duly sworn/affirmed, did Hill, LLC and that said document was signed by with all necessary authority.
Witness my hand and official seal.	Notary Signature: Attum McKeller
KATELYN MICKELSEN	My Commission Expires: 04.00. 2020

NOTARY PUBLIC - STATE OF UTAH COMMISSION# 723973 COMM. EXP. 04-06-2026

## EXHIBIT A LEGAL DESCRIPTION

## PARCEL 1

A portion of the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Salt Lake County, Utah, also being a portion of Parcel 3315428002, more particularly described as follows:

Beginning at a point on the south line of Parcel 3315428002, said point located S89°32'53"W along the section line 2305.44 feet and South 3729.79 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14); thence N85°59'01"W along said parcel line 176.62 feet; thence along the arc of a curve to the right 138.61 feet with a radius of 141.50 feet through a central angle of 56°07'33", chord: N88°22'01"E 133.14 feet; thence along the arc of a curve to the left 46.11 feet with a radius of 225.00 feet through a central angle of 11°44'33", chord: S69°26'29"E 46.03 feet to the point of beginning.

Contains:  $\pm 2616$  s.f. ( $\pm 0.06$  acres)

## PARCEL 2

A portion of the Southeast Quarter of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Salt Lake County, Utah, also being a portion of Parcel 3315428002, more particularly described as follows:

Beginning at a point on the east line of Parcel 3315428002, said point located South 3830.79 feet and West 2550.21 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14); thence S1°28'10"W 48.35 feet; thence along the arc of a curve to the left 48.59 feet with a radius of 141.50 feet through a central angle of 19°40'23", chord: N1°28'10"E 48.35 feet to the point of beginning.

Contains:  $\pm 67$  s.f.

Parcel 1 and Parcel 2 being a portion of Parcel Number: 33-15-428-002-0000

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