

14256042 B: 11499 P: 9184 Total Pages: 4
06/24/2024 02:49 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
The Collaborative 4350, a Series of Defy Development, LLC
35 West 560 South, Suite 120
Centerville, UT 84014



File No.: 175467-DWP

WARRANTY DEED

Defy Development The Collaborative 4350, LLC, a Utah limited liability company, now known as The Collaborative 4350, a Series of Defy Development, LLC, a Utah series limited liability company, pursuant to that certain Amended and Restated Certificate of Organization filed with the Division of Corporations and Commercial Code for the State of Utah on May 22, 2024

GRANTOR(S), of Davis County, State of Utah, hereby Conveys and Warrants to

The Collaborative 4350, a Series of Defy Development, LLC, a Utah series limited liability company

GRANTEE(S), of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-05-176-013, 22-05-176-004, and 22-05-176-011 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 06/20/2024

Defy Development The Collaborative 4350, LLC,
a Utah limited liability company, now known as
BY: [Signature] The Collaborative
Lester Essig 4350, a Series of
Manager Defy Development,
LLC

Defy Development The Collaborative 4350, LLC,
a Utah limited liability company, now known as The
BY: [Signature] Collaborative 4350,
Joseph Denker a Series of
Manager Defy Development,
LLC

STATE OF UTAH

COUNTY OF DAVIS

On June 20th 2024, before me, personally appeared Lester Essig, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Defy Development The Collaborative 4350, LLC, a Utah limited liability company.

[Signature] *now known as The Collaborative 4350,
Notary Public a Series of Defy Development, LLC



Expires August 8, 2027 *klh*

STATE OF UTAH

COUNTY OF DAVIS

On June 20th, 2024, before me, personally appeared Joseph Denker, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Defy Development The Collaborative 4350, LLC, a Utah limited liability company.

[Signature] *now known as The Collaborative 4350,
Notary Public a Series of Defy Development, LLC

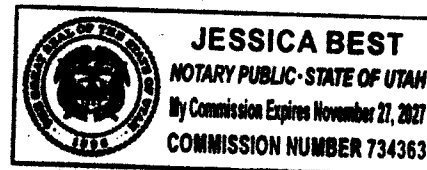


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING NORTH 0°05'44" EAST 810.89 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, TEN ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE NORTH 0°05'44" EAST 151.54 FEET; THENCE NORTH 89°55'10" WEST 355 FEET; THENCE SOUTH 0°05'44" WEST 151.54 FEET; THENCE SOUTH 89°55'10" EAST 355 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED MAY 23, 2022 AS ENTRY NO. 13956529 IN BOOK 11341 AT PAGE 3538 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TO-WIT:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING 900 EAST STREET KNOWN AS PROJECT NO. F-2180(3)1, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOT 16 OF BLOCK 5 OF THE TEN ACRE PLAT "A" BIG FIELD SURVEY, IN THE SE1/4 NW1/4 OF SECTION 5, T.2S., R.1E., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 810.89 FEET N.00°05'44"E. FROM THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER IS ALSO 843.76 FEET N.00°05'44"E. ALONG THE MONUMENT LINE OF SAID 900 EAST STREET AND 33.00 FEET N.89°54'16"W. FROM THE STREET MONUMENT AT THE INTERSECTION OF SAID STATE ROUTE 266 (4500 SOUTH STREET) AND SAID 900 EAST STREET, WHICH CORNER IS ALSO 33.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE APPROXIMATE ENGINEER STATION 108+43.76; AND RUNNING THENCE N.89°54'16"W. (N.89°55'10"W. BY RECORD) 7.00 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A LINE PARALLEL WITH AND 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 108+43.76; THENCE N.00°05'44"E. 136.24 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 109+80.00; THENCE N.47°42'20"W. 20.30 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ROWLEY DRIVE AT A POINT 55.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE APPROXIMATE ENGINEER STATION 109+93.60; THENCE N.89°55'10"E. (S.89°55'10"E. BY RECORD) 22.07 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE S.00°05'44"W. 149.91 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 900 EAST STREET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°13'16" CLOCKWISE TO OBTAIN PROJECT BEARINGS.)

TAX ID NO.: 22-05-176-013 (for reference purposes only)

PARCEL 2:

BEGINNING 720.89 FEET NORTH AND 259 FEET WEST FROM THE SOUTHEAST CORNER OF BLOCK 5, TEN ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE WEST 96 FEET; THENCE NORTH 90 FEET; THENCE EAST 96 FEET; THENCE SOUTH 90 FEET, TO THE POINT OF BEGINNING.

TAX ID NO.: 22-05-176-004 (for reference purposes only)

PARCEL 3:

BEGINNING AT A POINT SOUTH 00°07'51" WEST 91.04 FEET FROM THE NORTHEAST CORNER OF THE PROPOSED MILLCREEK COURT #2 SUBDIVISION SAID POINT BEING NORTH 00°14'13" EAST 803.37 FEET, EAST 803.10 FEET, NORTH 00°09'29" EAST 43.46 FEET TO THE NORTHWEST CORNER OF THE PROPOSED MILLCREEK COURT #2 SUBDIVISION; THENCE NORTH 89°54'51" EAST 410.46 FEET TO THE NORTHEAST CORNER OF THE PROPOSED MILLCREEK COURT #2 SUBDIVISION AND SOUTH 00°07'51" WEST 91.04 FEET FROM A SURVEY MONUMENT FOUND AT THE INTERSECTION OF 4500 SOUTH AND 700 EAST STREET, SAID POINT ALSO BEING NORTH 563.13 FEET AND EAST 1053.35 FEET, NORTH 00°09'29" EAST 43.46 FEET, NORTH 89°54'51" EAST 410.046 FEET AND SOUTH 00°07'51" WEST 91.04 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°54'39" EAST 360.351 FEET TO THE WEST LINE OF 900 EAST STREET; THENCE SOUTH 00°06'24" WEST 24.36 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°54'36" WEST 262.911 FEET; THENCE SOUTH 76°11'55" WEST 100.403 FEET TO THE EAST LINE OF THE PROPOSED MILLCREEK COURT #2 SUBDIVISION; THENCE NORTH 00°07'51" EAST 48.164 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 9, 2021 AS ENTRY NO. 13843912 IN BOOK 11280 AT PAGE 3627 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TO-WIT:

A PARCEL OF LAND BEING PART OF THOSE TWO (2) ENTIRE TRACTS DESCRIBED AS "PARCEL 1" AND "PARCEL 2" IN THAT WARRANTY DEED RECORDED OCTOBER 22, 2019 AS ENTRY NO. 13105542 IN BOOK 10849, AT PAGE 1650 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL IS LOCATED IN LOT 16, BLOCK 5, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 1, WHICH IS 615.38 FEET N. 00°05'44" E. ALONG THE MONUMENT LINE OF 900 EAST STREET AND 291.93 FEET S. 89°55'00" W. FROM THE STREET MONUMENT FOUND MARKING THE INTERSECTION OF 4500 SOUTH AND 900 EAST STREETS; THENCE S. 89°55'00" W. (RECORD = WEST) 109.87 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE SOUTHEASTERLY CORNER OF MILLCREEK COURT II SUBDIVISION RECORDED AS ENTRY NO. 6511727 IN BOOK 96-11 AT PAGE 380 IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: 1) N. 00°07'47" E. (RECORD = N. 00°07'52" E.) 88.51 FEET; 2) N. 76°11'46" E. (RECORD = N. 76°11'55" E.) 8.84 FEET; 3) N. 00°07'47" E. (RECORD = N. 00°07'51" E.) 47.88 FEET TO THE NORTHWESTERLY CORNER OF SAID ENTIRE TRACT; THENCE N. 89°55'00" E. (RECORD = N. 89°54'39" E.) 43.78 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 12.50 FEET; THENCE EAST 42.00 FEET; THENCE SOUTH 10.94 FEET; THENCE S. 89°54'16" E. 15.20 FEET; THENCE SOUTH 114.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 15, 2022 AS ENTRY NO. 13911871 IN BOOK 11317 AT PAGE 2667 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TO-WIT:

COMMENCING 720.89 FEET NORTH FROM THE SOUTHEAST CORNER OF BLOCK 5, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 24.36 FEET; THENCE WEST 259.00 FEET; THENCE NORTH 24.36 FEET; THENCE EAST 259.00 FEET TO THE POINT OF BEGINNING.

TAX ID NO.: 22-05-176-011 (for reference purposes only)