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WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:
Arbor Commercial Real Estate L.L.C.
10610 South Jordan Parkway, Suite 110
South Jordan, Utah 84095
TAX ID: 26-14-400-017

14262221 B: 11503 P: 4065 Total Pages: 3
07/09/2024 02:56 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of July 9, 2024, is executed by OLYMPIA RANCH 5, LLC, a Utah limited liability company, having an address at 527 East Pioneer Road, Ste. 200, Draper, Utah 84020 (the "**Grantor**"), in favor of ARBOR COMMERCIAL REAL ESTATE L.L.C., a Utah limited liability company, as to a fifty percent (50%) undivided interest in the Property (defined below), whose address is 10610 South Jordan Parkway, Suite 110 South Jordan, Utah 84095 ("**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, a fifty percent (50%) undivided interest in the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "**Property**"). Following the conveyance contemplated by this Special Warranty Deed, each of Grantor and Grantee shall hold a 50% undivided interest in the Property which shall be held in accordance with that certain Co-Tenancy Agreement dated on or around the date hereof between Grantor and Grantee (the "**TIC Agreement**"). At such time as 100% of the undivided interests in the Property are conveyed to another party, the TIC Agreement will automatically terminate.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity and matters which may be disclosed by an accurate survey of the Property.

The division of land accomplished by this Special Warranty Deed is in anticipation of future land use approvals on the Property, does not confer any land use approvals, and has not been approved by the land use authority.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the date and year first written above.

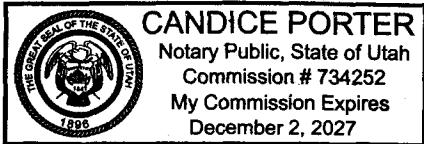
GRANTOR:

OLYMPIA RANCH 5, LLC a Utah limited liability company

By: [Signature]
Name Ryan Button
Title: MANAGER

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

On this 8 day of July, 2024 personally appeared before me Ryan Button, the Manager of OLYMPIA RANCH 5, LLC a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 12-2-2027

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake County, UT

**EXHIBIT A
PROPERTY DESCRIPTION**

A parcel of land situate in the Southeast quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southeast corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South $89^{\circ}58'54''$ West 722.38 feet along the section line; thence North $24^{\circ}42'52''$ West 277.41 feet to the South line of South Jordan Parkway; thence along the South line of South Jordan Parkway the following (4) four courses: (1) North $57^{\circ}50'41''$ East 74.26 feet; (2) North $36^{\circ}46'04''$ West 4.39 feet; (3) Northeasterly 147.87 feet along the arc of a 1,865.93 foot radius curve to the left (center bears North $32^{\circ}56'17''$ West and the chord bears North $54^{\circ}47'30''$ East 147.83 feet with a central angle of $04^{\circ}32'26''$); (4) North $53^{\circ}27'06''$ East 819.13 feet to the section line; thence South $00^{\circ}02'50''$ West 867.83 feet along the section line to the point of beginning.

Tax Id No.: 26-14-400-017