

WHEN RECORDED, RETURN TO:
F4 Properties, LLC
1216 W. Legacy Crossing Blvd., Ste. 300
Centerville, UT 84014

Parcel Number(s): 16-06-253-017, 16-06-253-018, and 16-06-253-019

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged **JFGHB Member, LLC**, a Utah limited liability company ("**Grantor**"), with an address of 1216 W. Legacy Crossing Blvd., Ste. 300, Centerville, UT 84014, hereby conveys and warrants against all who claim by, through or under the Grantor to **F4 Properties, LLC**, a Utah limited liability company ("**Grantee**"), with an address of 1216 W. Legacy Crossing Blvd., Ste. 300, Centerville, UT 84014, all of Grantor's undivided fifty percent (50.0%) tenant-in-common interest, right, and title in the parcel of land located in Salt Lake County, Utah, as more particularly described in Exhibit A attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein.

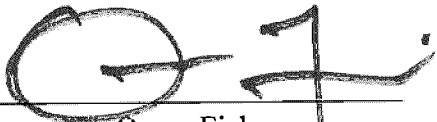
Subject to property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations, and easements of record; and all applicable zoning laws and ordinances.

[Remainder of page left intentionally blank. Additional pages follow.]

WITNESS the hand of said Grantor this 15th day of August, 2024.

GRANTOR

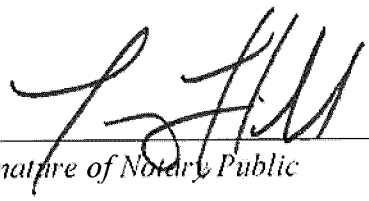
JFGHB MEMBER, LLC,
a Utah limited liability company

By: 
Name: Owen Fisher
Its: Manager

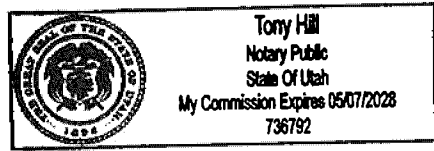
STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 15th day of August, 2024, personally appeared before me Owen Fisher, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of JFGHB Member, LLC, and that said document was signed by him in behalf of said limited liability company by authority of its governing documents, and said Owen Fisher acknowledged to me that said limited liability company executed the same.

WITNESS my hand and official seal.



Signature of Notary Public



(seal)

EXHIBIT A
(Property Description)

All of Grantor's undivided fifty percent (50.0%) tenant-in-common interest in and to that certain real property located in Salt Lake County, Utah and more particularly described as follows:

PARCEL 1:

Commencing at the Northwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence East 20 rods; thence South 5 rods; thence West 20 rods; thence North 5 rods to the point of beginning.

PARCEL 2:

Commencing 5 rods South of the Northwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence South 2.5 rods; thence East 10 rods; thence North 2.5 rods; thence West 10 rods to the place of beginning.

PARCEL 3:

Commencing at the Southwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence North 2.5 rods; thence East 10 rods; thence South 2.5 rods; thence West 10 rods to the place of beginning.