

14037966 B: 11383 P: 4160 Total Pages: 3
11/02/2022 01:11 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY INC
1996 E 6400 S STE 120MURRAY, UT 841212162

Mail Recorded Deed & Tax Notice To:
Gabbott's Row, LLC, a Utah limited liability company
650 S 500 W, Suite 188
Salt Lake City, UT 84101



File No.: 160166-TOF

SPECIAL WARRANTY DEED

Gabbott's Row, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Gabbott's Row, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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.: 15-13-234-019 and 15-13-234-013 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

This instrument is being executed to consolidate County Tax Parcels pursuant to Findings and Order recorded 6.16.2022 as Entry No. 13971360 in Book 11349 at Page 1167 of official records of the Salt Lake County Recorder, State of Utah.

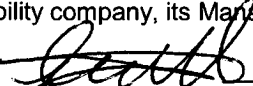
[Signature on following page]

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 11/1/2022

Gabbott's Row, LLC, a Utah limited liability company

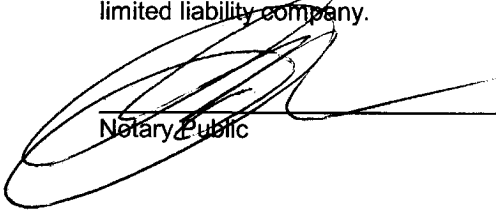
BY: 1448 South Main, LLC, a Utah limited liability company, its Manager

BY 
Stephen Alfandre
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th November 2022, before me, personally appeared Stephen Alfandre, 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 Gabbott's Row, LLC, a Utah limited liability company.


Notary Public

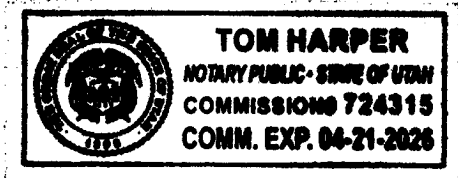


EXHIBIT "A"

EXISTING LEGAL DESCRIPTIONS

Parcel 15-13-234-019-0000 Legal Description

All of Lots 12, 13, 14 and 15, Block 3, GABBOTTS ADDITION, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book C at Page 65 of official records

Parcel 15-13-234-013-0000 Legal Description

Lot 16, Block 3, Gabbots addition a Subdivison of Lots 6, 7, and 16, Block 11, Five Acre Plat "A" Big Field Survey, in Salt Lake County, State of Utah.

COMBINED LEGAL DESCRIPTIONS

All of Lots 12, 13, 14, 15, and 16, Block 3, GABBOTTS ADDITION, a Subdivision of Lots 6, 7, and 16, Block 11, Five Acre Plat "A" Big Field Survey, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book C at Page 65 of official records.

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "GABBOTT'S ROW, LLC" AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF CONVERSION, FILED THE THIRTY-FIRST DAY OF OCTOBER, A.D. 2023, AT 9:36 O`CLOCK A.M.

CERTIFICATE OF FORMATION, FILED THE THIRTY-FIRST DAY OF OCTOBER, A.D. 2023, AT 9:36 O`CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID LIMITED LIABILITY COMPANY, "GABBOTT'S ROW, LLC".




Jeffrey W. Bullock, Secretary of State

2560636 8100H
SR# 20233853683

Authentication: 204484798
Date: 10-31-23

You may verify this certificate online at corp.delaware.gov/authver.shtml

STATE OF DELAWARE
CERTIFICATE OF CONVERSION
FROM A NON-DELAWARE LIMITED LIABILITY COMPANY TO A
DELAWARE LIMITED LIABILITY COMPANY
PURSUANT TO SECTION 18-214 OF
THE DELAWARE LIMITED LIABILITY COMPANY ACT

1. The jurisdiction where the non-Delaware limited liability company was first formed is Utah and the date the non-Delaware limited liability company first formed is 10/29/2021.

2. The jurisdiction immediately prior to filing this Certificate is Utah.

3. The name of the non-Delaware limited liability company immediately prior to filing this Certificate is Gabbott's Row, LLC.

4. The name of the limited liability company as set forth in the Certificate of Formation is Gabbott's Row, LLC.

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the
11 day of October, A.D. 2023.

By: DocuSigned by:
Nathan Birchall
814D907435E54A6

Authorized Person

Name: Nathan Birchall

Print or Type

STATE OF DELAWARE
CERTIFICATE OF FORMATION
OF LIMITED LIABILITY COMPANY

The undersigned authorized person, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

1. The name of the limited liability company is Gabbott's Row, LLC

2. The Registered Office of the limited liability company in the State of Delaware is located at 1209 Orange Street (street), in the City of Wilmington, Zip Code 19801. The name of the Registered Agent at such address upon whom process against this limited liability company may be served is The Corporation Trust Company

By: DocuSigned by: Nathan Birchall
214D907435E54AE Authorized Person

Name: Nathan Birchall
Print or Type